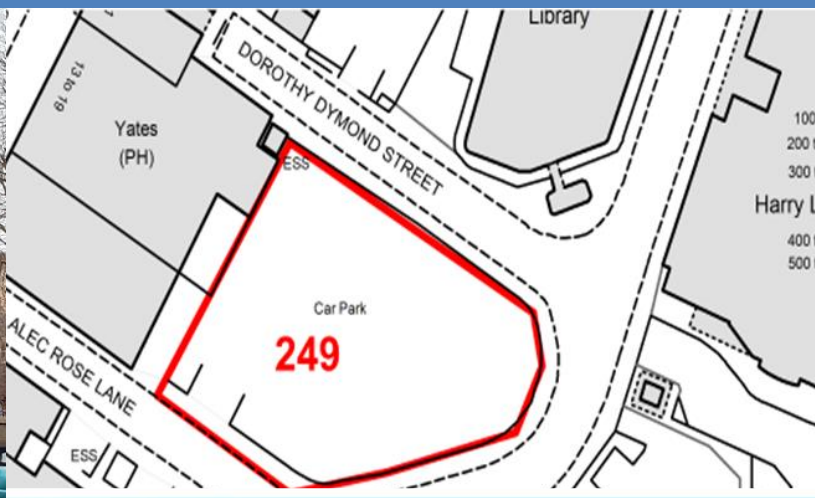
Portsmouth CITY COUNCIL

Housing and Economic Land Availability Assessment Report



October 2025

Base date of 31 March 2025

Disclaimer

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

i. The identification of potential housing and economic sites, buildings or areas in the HELAA **does not state or imply that the City Council would necessarily grant planning permission for development.** Nor does identification in the HELAA automatically qualify the site for allocation for residential, employment or any other type of development. All planning applications will continue to be determined against the development plan and other relevant material considerations.

ii. The HELAA has identified suggested yields for each housing and employment[1] site which have been included in the report. In arriving at these conclusions, officers have used professional judgement to arrive at an approximate estimation of a site's potential yield based on the information available to officers at the time. Consequently, the yields that have been identified in this report **do not mean that an exact or similar yield would necessarily be appropriate in a planning application**. Any application will continue to be assessed on its own merits, through the normal planning process.

iii. The conclusions in the HELAA are based on information that was available at the time of the study. The City Council does not accept liability for any factual inaccuracies. Users of the study's findings should know that there may be additional constraints on some sites that were not identified at the time of the survey. Consequently, **planning applications will continue to be treated on their own merits** at the time of the planning application and not on the information contained in the HELAA. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may also arise during the course of a detailed planning application that were not identified at the time of the study. For example, the ground conditions of a site are not always fully known without intensive on site investigations. Applicants will therefore have to carry out their own analysis of a site in order to identify any constraints **and should not rely on any part of the findings in the HELAA to support an application**.

iv. Economic conditions are susceptible to short and long term fluctuation, which can impact on the housing and employment market. Consequently, the availability of sites and the delivery of housing and employment sites are subject to short and long term variations in the economy and the housing market, which it is not possible to accurately predict in this study. The HELAA will be updated on a regular basis and the most accurate economic predictions will inform these updates.

v. The categorisation of sites in terms of when they may come forward is based on the views of officers and insight from the development industry at the time of the study's preparation. Circumstances or assumptions may change, which could impact on a site's development. **The HELAA does not prevent planning applications being submitted on any sites identified in or excluded from the report at any time.**

vi. The inclusion of potential housing or employment sites, buildings or areas in the study does not preclude them from being developed for any other purpose(s).

vii. The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The HELAA does not limit any extension or contraction of these boundaries for the purposes of a planning application.

viii. The exclusion of sites, buildings or areas from the study (either because they never formed part of the HELAA or because they have been discounted) does not preclude the possibility of planning permission for residential development or economic uses being granted on them. It is acknowledged that sites will continue to come forward, particularly those below the threshold of five units for residential (this threshold is explained later in the report). Their exclusion from this study does not preclude the possibility of residential development on those sites.

The HELAA has a base date of 31 March 2025, which is the date up to which dwelling and employment completions and planning permissions data was available. Pragmatic updates on planning permissions has been included in site proformas up until August 2025. The findings of each published report are only a 'snapshot' of information held at the time the report was compiled. Therefore, some of the information contained in the study will be subject to change over time. The HELAA will be updated regularly.

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

[1] For the purpose of this document 'employment' is defined by the Use Class Order as offices (Egi), research and development (Egii), industrial processes (Egiii), manufacturing (B2) and storage and distribution (B8).

Contents

1 Introduction 3
1.1 Context 3
2 Methodology 4
3 Stage 1: Identification of sites and broad locations 5
3.1 Assessment area and site size 5
3.2 Desktop review of existing information 5
3.3 Call for sites 5
3.4 Site/broad location survey 5
4 Stage 2: Site/broad location assessment 7
4.1 Estimating the development potential of sites / broad locations 7
4.2 Assessing Site Suitability, Availability, and Achievability 7
4.3 Assessing Site Deliverability and Developability 7
5 Stage 3: Windfall assessment 8
6 Stage 4: Assessment review 9
6.1 Introduction 9
6.2 Housing 9
6.3 Employment 10
7 Stage 5: Final Evidence Base 11

Appendices

Appendix 1A: Sites outside the scope of the HELAA
Appendix 1B: Sites with planning permission
Appendix 1C: Sites discounted at Stage 1 as unsuitable or unavailable
Appendix 2: Sites discounted at Stage 2 as unsuitable, unavailable, or unachievable
Appendix 3: Sites deemed deliverable
Appendix 4: Sites deemed developable
Appendix 5: Indicative trajectory graphs for housing and employment
Appendix 6: Stage 2 individual site assessment pro formas
Appendix 7: Classification of all HELAA sites
Appendix 8: Glossary

1 Introduction

1.1 Context

1.1.1 The key purpose of the Portsmouth Housing and Economic Land Availability Assessment (HELAA) is to demonstrate the availability of sites for development, showing how land may be brought forward to meet local development needs.

1.1.2 Portsmouth City Council first published a Strategic Housing Land Availability (SHLAA) assessment in 2009 and has updated this a number of times since, as either the SHLAA or HELAA.

1.1.3 The Council has not conducted an employment land review recently. However, two evidence based studies have assessed existing and proposed employment sites in Portsmouth. The Lambert Smith Hampton 'Business Needs, Site Assessments and Employment Land Study'[2] (July 2016) assessed the quality and suitability of existing and potential new employment sites and looked at gaps in provision. The BE Group 'Approach to Employment Land Study'[3] (February 2019) reviewed employment targets and critiqued several employment sites to assess their suitability for employment. The findings of these two studies informed the 2023 HELAA, and those sites are retained in this 2025 HELAA.

1.1.4 This document is a full update of the 2023 HELAA to provide a comprehensive picture of potential housing and employment sites which are deliverable and developable across the City. It builds upon and incorporates elements of the City Council's previous HELAA and SHLAA work. This HELAA is a key document to inform the process of preparing a new City-wide Portsmouth Local Plan.

1.1.5 Monitoring data in this HELAA report has a base date of **31 March 2025**, that is, permissions and completions data was available up to that date, and the findings are only a 'snapshot' of information held at the time the report was compiled. Therefore, some of the information contained in this report will be subject to change over time. Pragmatic updates have been made to site proformas in terms of planning permissions up to 1 August 2025.

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

[2] https://www.portsmouth.gov.uk/wp-content/uploads/2020/05/development-and-planning-business-needs-site-assessments-and-employment-land-study.pdf
[3] https://www.portsmouth.gov.uk/wp-content/uploads/2020/05/development-and-planning-employment-land-study.pdf

2 Methodology

2.1.1 This HELAA report has been produced within the framework detailed in the HELAA Methodology 2025, which is published and available separately to this report[4].

[4] https://www.portsmouth.gov.uk/wp-content/uploads/2025/10/01-PCC_Housing-and-Economic-Land-Availability-Assessment_Methodology-v3.pdf

3 Stage 1: Identification of sites and broad locations

3.1 Assessment area and site size

3.1.1 This assessment has followed the assessment area and site size thresholds as detailed in Chapter 3 of the HELAA Methodology.

3.2 Desktop review of existing information

3.2.1 The assessment has considered a range of information sources, as set out in Chapter 3 of the HELAA Methodology. All of the sources of information were collated for review to identify any duplication of sites. All the sites were then individually assessed as part of the initial Stage 1 survey.

3.3 Call for sites

3.3.1 A Call for Sites was undertaken in spring 2025. Landowners and agents active in the City were contacted, as well as relevant individuals who had previously expressed an interest through previous planning policy consultations. The details of the Call for Sites were placed on the Council's website and LinkedIn page. Key information on specific aspects, such as size of site, current use, proposed scale of development was sought from respondents in a consistent manner. Therefore, this HELAA includes sites submitted to the spring 2025 Call for Sites and represents the most recent and robust position of land that is presently being actively promoted in the City.

3.3.2 At the same time as the Call for Sites, landowners/agents with landownership interest of sites within the City were asked to confirm the availability of sites already in the HELAA.

3.4 Site/broad location survey

3.4.1 A total of 4,139 sites (385 sites for housing development; 23 sites for employment development; and 5 sites for mixed-use development) have been identified for consideration in this HELAA (excluding sites where planning applications have been refused or withdrawn, which were not given HELAA reference numbers). For the purposes of the HELAA, as this only considers potential housing and employment sites, sites are only considered to be mixed use in terms of the HELAA if they include both housing and employment. Sites which, for example, include housing and commercial development (for example shops), have not been put in the mixed use category. Sites have been subject to an initial desktop review, using the criteria from Tables 2A, 2B and 2C described in section 3 of the HELAA Methodology. This stage filters out from detailed assessment:

1. Sites outside the scope of the HELAA (Appendix 1A of this document)
2. Sites with planning permission (Appendix 1B of this document)
3. Sites discounted at Stage 1 as unsuitable or unavailable (Appendix 1C of this document)

3.4.2 Appendix 1A: Sites outside the scope of the HELAA, shows that, excluding sites where a planning application has been refused or withdrawn, 46 sites were not considered any further:

- 17 housing sites fell under the 5 dwellings residential capacity threshold;
- 1 employment site fell under the 500sqm/0.25 ha employment threshold;

- 12 housing sites and 2 employment sites previously considered in the HELAA 2021 have had planning permissions fully implemented and development has been completed;
- 14 housing sites and no employment sites previously considered in the HELAA 2021 have been rationalised into separate HELAA sites or included as part of a larger HELAA site.

3.4.3 Appendix 1B: Sites with planning permission, shows that 195 sites were identified to already have planning permission:

- 183 housing sites had planning permission;
- 11 employment sites had planning permission; and
- 1 mixed use site had planning permission.

3.4.5 Sites with planning permission were limited to sites which had full or reserved matters permissions, non-major (less than 10 dwellings) outline permissions, and prior approvals. This included sites for less than 5 dwellings as well as those for 5 or more dwellings. Outline planning permissions for major development (10 or more dwellings) and sites with permission for only part of a HELAA site were not included in the figures.

3.4.6 The final part of Stage 1 is to identify if there are any fundamental suitability or availability issues that would likely be “showstoppers” for development, in accordance with the NPPF and any statutory consultee advice. The full list of these constraints and why they would inhibit development 'in principle' for residential or employment purposes are set out in Table 2C from section 3 of the HELAA Methodology.

3.4.7 Appendix 1C: Sites discounted at Stage 1 as unsuitable or available, shows that 97 sites were discounted:

- 86 housing sites and 8 employment sites previously considered in the HELAA 2023 were indicated as unavailable or availability could not be confirmed. No mixed use sites featured in Appendix 1C.
- 3 housing sites were considered unsuitable in principle:
  - Site DF04 has been deemed unsuitable since the whole of the site is designated as a Site of Importance for Nature Conservation.
  - Site DF05 has been deemed unsuitable since the whole of the site is designated as a Site of Importance for Nature Conservation.
  - Site DF14 has been deemed unsuitable as most of the site is a Core Area for Solent Waders and Brent Geese.
- No employment sites or mixed use sites were considered unsuitable.

Summary of Stage 1 findings

3.4.8 Out of the initial 414 sites, 46 sites (43 housing sites, 3 employment sites) were discounted as being outside the scope of the HELAA (excluding sites where planning applications have been refused, withdrawn or lapsed - see Appendix 1A, sites with no site reference), 195 sites (183 housing sites, 11 employment sites, 1 mixed use site) do not need to be subjected to detailed assessment as they already have planning permission (see Appendix 1B, these sites will be considered as deliverable sites with planning permission for plan-making purposes), and 97 sites (89 housing sites, 8 employment sites) have been discounted for being unsuitable or unavailable (see Appendix 1C). The remaining 76 sites (70 housing sites, 2 employment sites and 4 mixed use sites) progressed to Stage 2 for more detailed assessment.

4 Stage 2: Site/broad location assessment

4.1 Estimating the development potential of sites / broad locations

4.1.1 All 76 sites (70 housing sites, 2 employment sites, and 4 mixed use sites) that progressed through into Stage 2 were subject to a more detailed review to assess their development potential, to estimate the amount of development which could be delivered on site and the estimated timescale the site could come forward for development. This assessment stage included desk-based work and, where necessary, site visits to note site characteristics and current land use, the character of surrounding area, and environmental constraints. Where extensive officer knowledge already existed for sites, this was also used to inform the assessment.

4.2 Assessing Site Suitability, Availability, and Achievability

4.2.1 Each site has been assessed for its suitability, availability, and achievability. The definitions and approach for each of these are discussed in the HELAA Methodology. The assessments for each site can be found within each site's respective pro forma included in Appendix 6.

4.2.2 The following paragraphs summarise the findings of the assessment exercise.

4.2.3 Six housing sites and no employment sites or mixed use sites have been discounted at Stage 2 due to being unsuitable, unavailable and/or unachievable for development. The results are presented in Appendix 2 of this document, with more detailed reasons provided in their respective proformas in Appendix 6.

4.3 Assessing Site Deliverability and Developability

4.3.1 The approach to assessing deliverability and developability is as set out in the HELAA Methodology. A total of 15 sites have been assessed as deliverable at stage 2, based on assumptions on development timescales. This is made up of 11 housing sites; 1 employment site; and 3 mixed use sites. The list of sites assessed as deliverable is provided in Appendix 3.

4.3.2 A total of 55 sites have been assessed as developable at stage 2, based on assumptions on development timescales. This is made up of 53 housing sites, 1 employment sites, and 1 mixed use site. The list of sites assessed as developable is provided in Appendix 4.

5 Stage 3: Windfall assessment

5.1.1 Chapter 5 of the HELAA Methodology describes the rationale and approach to calculating the windfall allowance that can be counted towards the total indicative capacity of available housing land within the City, which totals 79 dwellings per annum.

6 Stage 4: Assessment review

6.1 Introduction

6.1.1 The PPG confirms that once all sites have been assessed, the development potential of sites can be collected to produce an indicative trajectory. This should set out how much housing development and the amount of economic development that can be provided over the assessed period and at what point in the future (i.e. within years 0-5, 6-10, and 11 and beyond). The data used to inform this 2025 HELAA, is from the monitoring year 2024/25, therefore, the trajectory will apply to the period from the year after that, i.e. 2025/26 to the end of the Plan period covered by the emerging Portsmouth Local Plan, i.e. 2039/40. This gives a 15 year period.

6.1.2 The detailed monitoring of completions and new supply is carried out on an annual basis by Hampshire County Council in partnership with Portsmouth City Council. The Council recognises the need to keep the HELAA up to date in the light of this monitoring and will publish updates of the document on a regular basis. A more frequent update of the five-year housing land supply position is published in the Council's Authority Monitoring Report, which is published annually.

6.2 Housing

6.2.1 As can be seen in Table 1 below, a theoretical total capacity of 11,774 dwellings covering a 15 year period from 2025/26 to 2039/40 has been identified as part of the HELAA process. This includes the contribution from planning permissions (Appendix 1B), other deliverable sites (Appendix 3), developable sites (Appendix 4) and the windfall allowance sites established at Stage 3.

Table 1: Residential dwellings expected by time period 2025/26 - 2039/40

Time Period	No. dwelllings from Planning Permissions (Appendix 1B)	No. dwellings from Deliverable sites (Appendix 3)	No. dwellings from Developable sites (Appendix 4)	No. dwellings from windfall allowance	Total
0-5 years	1,050	1,647	0	395	3,092
6-10 years	0	1,841	4,147	395	6,383
11-15 years	0	838	1,066	395	2,299
Total	1,050	4,376	5,213	1,185	11,774

6.2.1 As can be seen from Table 1 above, the main bulk of residential development is expected in the 6-10 year period when the majority of the larger sites are expected to deliver a high number of dwellings.

6.2.2 It should be noted that sites may not all necessarily be delivered as anticipated in the HELAA, and so it may be necessary to apply a non-implementation discount to the figures above as part of plan-making.

6.3 Employment

6.3.1 As can be seen in Table 2 below, a theoretical capacity of 138,746 sqm of additional employment floorspace covering a 15 year period from 2025/26 to 2039/40 has been identified as part of the HELAA process. This includes the contribution from planning permissions (Appendix 1B), other deliverable sites (Appendix 3), and developable sites (Appendix 4).

Table 2: Employment floorspace expected by time period 2025/26 - 2039/40

Time Period	Employment floorspace (sqm) from Planning Permissions (Appendix 1B)	Employment floorspace (sqm) from Deliverable sites (Appendix 3)	Employment floorspace (sqm) from Developable sites (Appendix 4)	Total
0-5 years	45,400	8,346	0	53,746
6-10 years	0	5,000	10,000	15,000
11-15 years	0	5,000	65,000	70,000
Total	45,400	18,346	75,000	138,746

6.3.1 Trajectory graphs for both housing and employment can be found in Appendix 5.

7 Stage 5: Final Evidence Base

7.1.1 The PPG (paragraph 026 Reference ID: 3-026-20190722) recommends a set of standard outputs should be produced from the HELAA assessment. These are:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, including:
    - where these have been discounted, evidence justifying reasons given;
    - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
    - an indicative trajectory of anticipated development based on the evidence available.

7.1.2 This report presents the above in the following outputs:

- Appendix 1A: Sites outside the scope of the HELAA;
- Appendix 1B: Sites with planning permission;
- Appendix 1C: Sites discounted at Stage 1 as unsuitable or unavailable;
- Appendix 2: Sites discounted at Stage 2 as unsuitable, unavailable, or unachievable;
- Appendix 3: Sites deemed deliverable;
- Appendix 4: Sites deemed developable;
- Appendix 5: Indicative trajectory graphs for housing and employment;
- Appendix 6: Stage 2 individual site assessment pro formas;
- Appendix 7: Classification of all HELAA sites;
- Appendix 8: Glossary and Acronyms.

7.1.3 Also available separately from this report is the HELAA Methodology, and a spreadsheet of data about all sites assessed[5].

7.1.4 The HELAA is an important component of the evidence base for the preparation of Development Plan Documents. It is used alongside a suite of relevant technical reports and analysis, to inform the development strategy for the plan area and to inform the site selection process and formation of policy criteria. The HELAA can also be used as a starting point to identify available land for inclusion in Neighbourhood Plans (PPG paragraph 003 Reference ID: 3-003-20190722). The receipt of new sites and updated information will be regularly monitored in order to inform the next edition of the HELAA Report.

[5] https://data.portsmouth.gov.uk/tables/development-and-planning/housing-and-economic-land-availability-assessment

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264

Appendix 1A: Sites outside the scope of the HELAA

Note that sites sourced from planning applications which have been refused or withdrawn, and permissions which have lapsed have generally not been given a HELAA reference unless they had previously been in the HELAA.

Housing Sites

Site Ref.	Site	Site Source	Reason
2025 HELAA			
	130 Highland Road, Southsea	Planning application withdrawn	Below threshold for HELAA
	129 New Road	Planning application refused	Below threshold for HELAA
	Auckland House, 55 St Ronans Road	Planning application refused	Below threshold for HELAA
	180 Hawthorn Crescent	Planning application refused	Below threshold for HELAA
	9 Arundel Street	Planning application refused	Below threshold for HELAA
	128 St Andrews Road, Southsea	Planning application refused	Below threshold for HELAA
	275 Laburnum Grove	Planning application refused	Below threshold for HELAA
	Flat First Floor, 35 Kingston Road	Planning application refused	Below threshold for HELAA
	21 Woodpath, Southsea	Planning application refused	Below threshold for HELAA
	Hardstanding by Garages, 1-7 Walford Road	Planning application refused	Below threshold for HELAA
	10 Shaftesbury Road, Southsea	Planning application withdrawn	Below threshold for HELAA
	64 Portchester Road	Planning application refused	Below threshold for HELAA
	38 Merrivale Road	Planning application refused	Below threshold for HELAA
	Land to Rear of 236-244 Fratton Road	Planning application refused	Below threshold for HELAA
	26 Fearon Road	Planning application refused	Below threshold for HELAA
	24 Burlington Road	Planning application withdrawn	Below threshold for HELAA
	Christadelphian Hall, Devonshire Avenue	Planning application refused	Below threshold for HELAA
	13 Belgravia Road	Planning application refused	Below threshold for HELAA
	27 Balfour Road	Planning application refused	Below threshold for HELAA
	1 Tipner Green	Planning application refused	Below threshold for HELAA
	4 Wyndcliffe Road	Planning application withdrawn	Below threshold for HELAA
	22 Granada Road	Planning application refused	Below threshold for HELAA
	188 Kingston Road	Planning application refused	Below threshold for HELAA
	Rear of 108 Milton Road	Planning application refused	Below threshold for HELAA
	35 Lower Farlington Road	Planning application refused	Below threshold for HELAA
	Land Beside 1 Nailsworth Road	Planning application refused	Below threshold for HELAA
	102-104 Fawcett Road	Planning application withdrawn	Below threshold for HELAA
	27-29 Fratton Road	Planning application refused	Below threshold for HELAA
	Shop 273 Milton Road	Planning application withdrawn	Below threshold for HELAA
	37 Britannia Road North, Southsea	Planning application refused	Below threshold for HELAA
	28 Alver Road	Planning application refused	Below threshold for HELAA

	Land at 47 Birdlip Road	Planning application withdrawn	Below threshold for HELAA
	2 Raglan House, 4 Clarence Parade, Southsea	Planning application refused	Below threshold for HELAA
	Garage Block at Fort Cumberland Road, Southsea	Planning application withdrawn	Below threshold for HELAA
	2A Hellyer Road, Southsea	Planning application withdrawn	Below threshold for HELAA
	Highland Place (Former Southsea Police Station), 259 Highland Road, Southsea	Planning application refused	Below threshold for HELAA
	96-100 Kingston Road	Planning application refused	Below threshold for HELAA
	1 Mayflower Drive, Southsea	Planning application withdrawn	Below threshold for HELAA
	Brankesmere House, Queens Crescent	Planning application withdrawn	Below threshold for HELAA
	14-16 Spring Street	Planning permission lapsed	Below threshold for HELAA
	1-3 Palmerston Road	Planning permission lapsed	Below threshold for HELAA
	138 Elm Grove	Planning permission lapsed	Below threshold for HELAA
	110 Chichester Road	Planning permission lapsed	Below threshold for HELAA
	83 St Paul's Road	Planning permission lapsed	Below threshold for HELAA
CD03	Cressy Road Garages	Land in the local authority's ownership	Below threshold for HELAA
CD08	Block adj Windsor House, Canal Road	Planning permission unimplemented/ under construction	Development complete
CD09	Kilmiston Close	Land in the local authority's ownership	Below threshold for HELAA
CD11	27-29 Kingstone Road	Planning applications refused or withdrawn	Development complete
CD23	27 Guildhall Walk	Planning applications refused or withdrawn	Development complete
CD29	28-42 Lake Road	Landowner or Business requirements and aspirations	Development complete
CD40	North of Fitzherbert St	HELAA 2021	Part of HELAA site CD17
CD41	1-11 Frederick Street	Landowner or Business requirements and aspirations	Part of HELAA site CD17
CD42	299 Commercial Road	Landowner or Business requirements and aspirations	Part of HELAA site CD17
CD43	Church St Car Park	HELAA 2021	Part of HELAA site CD17
CD44	Texaco	HELAA 2021	Part of HELAA site CD17
CD45	Adj. Andrew Bell Street	HELAA 2021	Part of HELAA site CD17
CD46	Market Way Car Park	HELAA 2021	Part of HELAA site CD17
CD47	West of Commercial Road	HELAA 2021	Part of HELAA site CD17
CD48	Lake Road Island	HELAA 2021	Part of HELAA site CD17
CD49	242 Commercial Road	Landowner or Business requirements and aspirations	Below threshold for HELAA
CD51	122 Commercial Road	Landowner or Business requirements and aspirations	Below threshold for HELAA
CD52	Corner of Station Street/Commercial Road	HELAA 2021	Below threshold for HELAA
CD53	Station Road Car Park	HELAA 2021	Part of HELAA site CD18

CD61	2 and 4 Charlotte Street	Landowner or Business requirements and aspirations	Part of HELAA site CD17
CD62	13 Edinburgh Road	Landowner or Business requirements and aspirations	Below threshold for HELAA
CD63	158 Commercial Road	Landowner or Business requirements and aspirations	Below threshold for HELAA
CD64	187-189 Commercial Road	Landowner or Business requirements and aspirations	Below threshold for HELAA
CD78	Nelson Village	Landowner or Business requirements and aspirations	Below threshold for HELAA as the site will be used solely for military personnel and will not serve the general population
CS05	6-8 Victoria Road North	HELAA 2021	Below threshold for HELAA
DF13	Land South and East of Lodge Farm	HELAA 2021	Site split into DF06 and DF11
EC02A	Land at Halliday Crescent	Landowner or Business requirements and aspirations	Below threshold for HELAA
EC05	Tokar Street Garages	Additional opportunities for unestablished uses	Below threshold for HELAA
EC06	Morley Road Garages	Additional opportunities for unestablished uses	Below threshold for HELAA
EC13	58 Cromwell Road	HELAA 2021	Development complete
FR07	Land to rear of 236-244 Fratton Road	Planning application refused	Below threshold for HELAA (when ratio applied)
HI03	Clinic south of Alexandra Lodge (Doyle Avenue)	Landowner or Business requirements and aspirations	Development complete
HI07	90a Compton Road	Planning permission unimplemented/under construction	Development complete
NE08	Rear of Former Odeon Cinema 92/96 London Road	Landowner or Business requirements and aspirations	Development complete
NE17	118 London Road	HELAA 2021	Development complete
PA02	Longdean Lodge (Patey Court)	Planning permission unimplemented/ under construction	Development complete
PA15	Land at Bude Close	Land in the local authority's ownership	Below threshold for HELAA
SJ02	71-73 Palmerston Road	Landowner or Business requirements and aspirations	Below threshold for HELAA
SJ03	9 Osbourne Road	Landowner or Business requirements and aspirations	Development complete
SJ05	11-12 South Parade	Landowner or Business requirements and aspirations	Development complete
SJ08	Former Grosvenor Casino, Osbourne Road	Existing housing and economic development allocation	Part of HELAA site SJ17
ST06	Gibson Centre	HELAA 2021	Part of HELAA site ST11
ST08	High Street Garages	Landowner or Business requirements and aspirations	Below threshold for HELAA
2023 HELAA			

CD08	Block adj Windsor House, Canal Road	Planning permission unimplemented/ under construction	Development complete
CD40	North of Fitzherbert St	HELAA 2021	Part of HELAA site CD17
CD41	1-11 Frederick Street	Landowner or Business requirements and aspirations	Part of HELAA site CD17
CD42	299 Commercial Road	Landowner or Business requirements and aspirations	Part of HELAA site CD17
CD43	Church St Car Park	HELAA 2021	Part of HELAA site CD17
CD44	Texaco	HELAA 2021	Part of HELAA site CD17
CD45	Adj. Andrew Bell Street	HELAA 2021	Part of HELAA site CD17
CD46	Market Way Car Park	HELAA 2021	Part of HELAA site CD17
CD47	West of Commercial Road	HELAA 2021	Part of HELAA site CD17
CD48	Lake Road Island	HELAA 2021	Part of HELAA site CD17
CD53	Station Road Car Park	HELAA 2021	Part of HELAA site CD18
CD61	2 and 4 Charlotte Street	Landowner or Business requirements and aspirations	Part of HELAA site CD17
CS05	6-8 Victoria Road North	HELAA 2021	Below threshold for HELAA
DF13	Land South and East of Lodge Farm	HELAA 2021	Site split into DF06 and DF11
EC02A	Land at Halliday Crescent	Landowner or Business requirements and aspirations	Below threshold for HELAA
EC05	Tokar Street Garages	Additional opportunities for unestablished uses	Below threshold for HELAA
EC06	Morley Road Garages	Additional opportunities for unestablished uses	Below threshold for HELAA
EC13	58 Cromwell Road	HELAA 2021	Development complete
HI03	Clinic south of Alexandra Lodge (Doyle Avenue)	Landowner or Business requirements and aspirations	Development complete
HI07	90a Compton Road	Planning permission unimplemented/ under construction	Development complete
NE17	118 London Road	HELAA 2021	Development complete
PA02	Longdean Lodge (Patey Court)	Planning permission unimplemented/ under construction	Development complete
ST06	Gibson Centre	HELAA 2021	Part of HELAA site ST11

Employment Sites

Site Ref.	Site	Site Source	Reason
2025 HELAA			
	Unit 5 The Partnership Park Rodney Road	Planning application withdrawn	Below threshold for HELAA
	Setyres Portsmouth 348 Havant Road	Planning application refused	Below threshold for HELAA
COP06	Interchange Park	HELAA 2021	Planning permission for other non-commercial use fully implemented and development complete

COS11	Lynx House	HELAA 2021	Below threshold for HELAA
DF09	Former Saacke Ltd	HELAA 2021	Development complete
2023 HELAA			
COP06	Interchange Park	HELAA 2021	Planning permission for other non-commercial use fully implemented and development complete
DF09	Former Saacke Ltd	HELAA 2021	Development complete
PA09[1]	DSTL Portsdown Hill	HELAA 2021	Unavailable, cannot confirm with landowner site is available

[1] This site was incorrectly noted here, this site has been deleted and PA09 is now a different site with a different name - PA09 Land at the end of Browning Avenue, Paulsgrove.

Appendix 1B: Sites with planning permission

This is limited to: sites which have full or reserved matters permissions, non-major (less than 10 dwellings) outline permissions, and prior approvals. This includes sites for less than 5 dwellings as well as those for 5 or more dwellings. Outline planning permissions for major development (10 or more dwellings), and sites with permission for only *part* of a HELAA site are not included in this appendix, these sites have been considered at Stage 2, and if deliverable or developable are included in appendix 3 or 4.

Housing Sites

Site Ref.	Site	Total net additional dwellings	Planning application ref.
2025 HELAA			**Base date 31 March 2025**
BA09	2 Dudley Road	1	21/00833/FUL
BA10	104-106 Milton Road	4	22/00383/FUL
CD12	86 Lake Road	8	20/00109/FUL
CD14	121 Blackfriars Road	6	22/00010/PACOU
CD22	30 Arundel Street	5	24/00001/PACOU
CD27	Hippodrome House	45	20/00019/PACOU
CD74	9 Arundel Street	4*	23/01195/FUL
CD80	First and Second Floors, 229-231 Commercial Road	6	16/00579/FUL
CD81	Former Ambulance Station, Leopard Street	11	17/00473/OUT
CD82	4 Sovereign Gate, 308-314 Commercial Road	2	20/00002/PACOU
CD83	227 Flat Commercial Road	2	23/00081/FUL
CD84	Kingsway Buildings, Kingston Road	2	23/00268/FUL
CD85	39 Charlotte Street	2	23/00005/PACOU
CD86	11 Edinburgh House	2	23/00503/FUL
CD87	3 Sovereign Gate, 3083-14 Commercial Road	2	24/00008/PACOU
CD88	35-37 Fratton Road	8	23/00639/FUL
CD89	17-23 Fratton Road	1	23/00728/FUL
CD90	31-37 Charlotte Street	9	24/00916/OUT
CD91	12A Edinburgh Road	2	24/00009/PACOU
CD92	99 Commercial Road	5**	22/00793/FUL
CD93	149-153 Somers Road	6	18/00685/FUL
COP11	335 Copnor Road	-1	21/00080/FUL
COP12	165 Laburnum Grove	2**	23/01599/FUL
COP13	82 Chichester Road	3**	23/01544/FUL

COP14	149 Copnor Road	1	23/01177/FUL
COP15	53 Kensington Road	2**	23/01487/FUL
COP16	203 Copnor Road	1	23/01004/FUL
COP17	9 Bedhampton Road	3**	23/01511/FUL
COP18	141 Kensington Road	3**	24/00373/FUL
COP19	51 Paddington Road	-1	24/00391/FUL
COP20	245 Laburnum Grove	2**	24/00611/FUL
COP21	309 Copnor Road	1	24/00383/FUL
COP22	61 St Chad's Avenue	3**	23/00676/FUL
COS07	Edinburgh House	50	21/01710/CS3
COS09	Roebuck House	50	21/00022/PACOU
COS16	Rear of 40 High Street	6	18/01983/MMA
COS17	Moat Club, Salisbury Road	4	24/00704/FUL
COS18	51 & 51A, Rear of High Street	3	22/00208/FUL
COS19	77-79 High Street	8	21/01774/FUL
COS20	34-36 High Street	6	23/00118/FUL
COS21	9-10 Highbury Buildings, Portsmouth Road	3	23/00509/FUL
COS22	54 Old Wymering Lane	1**	23/01446/FUL
COS23	40 High Street	2	24/00287/FUL
COS24	178 Highbury Grove	1	23/01299/FUL
COS25	Cosham Royal British Legion, Sixth Avenue	9	23/01095/FUL
COS26	180 Hawthorn Crescent	1**	24/01524/FUL
COS27	61 Shop rear of High Street	3	19/00008/PACOU
COS28	Tower Block, Highbury College, Tudor Crescent	-31**	21/01730/FUL
CS07	62 Fawcett Road	1	21/00713/FUL
CS08	38 Lawrence Road	1	21/01736/FUL
CS09	2 Manners Road	1	21/00968/FUL
CS10	6-8 Delamere Road	1	22/01201/FUL
CS11	147A Albert Road	3	22/01553/FUL
CS12	150 Fawcett Road	1 1	23/00666/FUL 23/01436/FUL
CS13	102-104 Fawcett Road	1	23/00408/FUL
CS14	43 Fawcett Road	2	23/00172/FUL
CS15	Christadelphian Hall, Devonshire Avenue	1	23/00748/FUL
CS16	Upper Maisonette, 1A Devonshire Avenue	2	23/01161/FUL
CS18	45-47 Fawcett Road	2	24/00261/FUL
CS19	181 Albert Road	1	24/00716/FUL
CS20	30 Cleveland Road	1**	24/01357/CPE
CS21	18 Lawson Road	1**	24/01499/CPE
CS22	Cambell Mansions, Cambell Road	2	21/00157/FUL

CS23	Shop, 106 Fawcett Road	3	24/01522/FUL
DF18	11 Prinsted Crescent	1	22/00164/FUL
DF19	Alfa Romeo Showroom, 111-113 Havant Road	52[1]	21/00684/FUL
DF20	258 Havant Road	2	23/00134/FUL
DF21	Land Between 9 - 11 Manor Crescent	1	24/00998/FUL
DF22	32 Binness Way	1	22/00899/FUL
EC08	1A Beatrice Road	5	23/01394/FUL
EC09	5 Helena Road	7	21/00976/FUL
EC10	Royal Beach Hotel (East Wing) 1 St Helens Parade	29	22/01032/FUL
EC15	32 Waverley Road	4	18/00300/FUL
EC16	26 Waverley Road	3	19/01003/FUL
EC17	8-10 Oceans Apartments, St Helens Parade	3 6	20/00984/FUL 08/00344/FUL
EC18	2-6 Spencer Road	6	22/00205/FUL
EC19	40 Waverley Road	5	22/01711/FUL
EC20	5 Festing Grove	-1	23/01019/FUL
EC22	16 Allens Road	3	23/00422/FUL
EC23	37 Henderson Road	2**	24/01423/CPL
FR04	46-50 and 2a New Road, Kingston Road	8[2]	19/00615/FUL
FR08	69 St Mary's Road	1	22/00013/PACOU
FR09	91-103 New Road	2	22/01612/FUL
FR10	37 Toronto Road	1	20/01092/FUL
FR11	54-56 Kingston Road	1	22/00101/FUL
FR12	86 Lincoln Road	1*	23/00405/FUL
FR13	51 New Road	3**	23/01497/FUL
FR14	212 Powerscourt Road	2**	23/01526/FUL
FR15	95 Queens Road	2**	24/01425/FUL
FR16	Land to rear of 188-190 Kingston Road	1	24/01092/FUL
FR17	267 New Road	1**	24/01451/FUL
FR18	85 Copnor Road	4**	24/00780/FUL
FR19	57 Queens Road	3**	24/00799/FUL
FR20	78 Queens Road	1	24/01109/FUL
FR21	78 George Street	1	24/00722/FUL
FR22	249 New Road	3	21/01614/FUL
HI17	1 Oriel Road	3	23/00607/FUL
HI18	152-154 London Road	6**	22/01667/FUL

[1] Planning application 21/00684/FUL is for 54 dwellings, but the net gain is 52 dwellings.

[2] Planning application 19/00615/FUL is for 11 dwellings, but the net gain is 8 dwellings.

HI19	76 Oriel Road	2**	24/00160/FUL
HI20	444-450 London Road	2	23/01218/FUL
HI21	8 St Chad's Avenue	2**	24/00170/FUL
HI22	12 Thurbern Road	3**	23/01073/FUL
HI23	19 Peronne Road	5	23/00904/FUL
HI24	51 Shadwell Road	3**	23/01106/FUL
HI26	121 Balfour Road	2**	24/00413/FUL
HI27	54 Montague Road	2**	24/01412/FUL
HI29	43 Shadwell Road	3**	24/00892/FUL
HI30	26 Fearon Road	2**	24/00809/FUL
HI31	4 Montague Road	1**	20/00729/FUL
HI32	140 Gladys Avenue	6	24/01229/FUL
MI12	9 Towpath Mead, Meryl Road	1	20/01070/FUL
MI13	Former Frank Sorrell Centre, Prince Albert Road	18	21/01833/PA
MI14	167-169 Highland Road	4	22/01368/FUL
MI15	162 Milton Road	3	23/00550/FUL
MI16	171 Eastney Road	2	23/00002/PACOU
MI17	77Z Meon Road	1	21/00907/FUL
MI18	Hartford Court Care Home, Catherington Place	2***	23/00070/FUL
NE07	Former Barclays 82 London Road	4**	23/00931/FUL
NE20	305-307 Twyford Avenue	2	24/01001/FUL
NE23	77 London Road	2	19/00815/CPL
NE24	125 & 131 Land between Emsworth Road	3	21/01594/FUL
NE25	91-93 London Road	3	23/00003/PACOU
NE26	97 London Road	2	21/01601/FUL
NE27	38 London Road	10**	23/00415/FUL
NE28	16 North End Avenue	2**	23/00498/FUL
NE29	25 London Road	6	23/00796/FUL
NE30	58 Pitcroft Road	2**	23/01471/FUL
NE31	48 Store adjacent Bevis Road	5**	24/00240/FUL
NE32	18 Derby Road	3**	24/00077/FUL
NE33	9 Chichester Road	2**	24/00601/FUL
NE34	1Tipner Green	1	24/00717/FUL
NE35	93 Gladys Avenue	3**	24/00507/FUL
NE36	87 Chichester Road	2**	24/00854/FUL
NE37	101 Gladys Avenue	2**	24/00514/FUL
NE38	Flat First Floor, 42 Angerstein Road	1	25/00118/CPE
NE39	85 Gladys Avenue	3**	24/01134/FUL
NE40	50 Northern Parade	1**	24/01084/FUL

NE41	Osborn House, 167-177 Stamshaw Road	4	19/00524/FUL
PA18	2 Westbury Close	1	19/01340/FUL
PA19	67 Raymond Road	1	20/00669/FUL
PA20	4A Tarleton Road	1	22/01338/FUL
PA21	38 Collington Crescent	4**	24/00257/FUL
PA23	208 Southampton Road	3	21/01196/FUL
SJ15	Former St John's College Southsea	212	23/01089/FUL
SJ18	Portland Hotel, 38 Kent Road	12	16/01584/FUL
SJ19	7 Osborne Road	4[3]	18/02069/FUL
SJ20	Albermarle House, Osbourne Road	1	20/00020/PACOU
SJ21	141 Albert Road	4	24/01007/FUL
SJ22	Hayfield, 1 Nelson Road	1	21/01066/FUL
SJ23	19 Beach Road	1	21/00813/FUL
SJ24	First Floor, 65 Osborne Road	1	22/00001/PACOU
SJ25	19A Clarendon Road	-1	22/00225/FUL
SJ26	4B Clarendon Road	1	19/00413/FUL
SJ27	31A Wimbledon Park Road	1	21/00619/FUL
SJ28	24 Beach Road	3	21/00935/FUL
SJ29	Park House, 1 Clarence Parade	1	21/01360/FUL
SJ30	8 Beach Road	2	21/00933/FUL
SJ31	17 Merton Road	1	22/00844/FUL
SJ32	Brankesmere House, Queens Crescent	1	22/01339/FUL
SJ33	111 Palmerston Road	1	23/00375/FUL
SJ34	4 Dagmar Mews, Auckland Road East	2	23/00929/FUL
SJ35	Raglan House, 4 Clarence Parade	1	23/01143/FUL
SJ36	30 Victoria Road South	3**	24/01551/FUL
SJ37	25 Beach Road	1*	24/00370/FUL
SJ38	Kingston House, Netley Road	5**	24/00720/PLAREG
SJ39	133-135 Albert Road	5	24/00700/FUL
SJ40	Flat 2, 50 Osborne Road	-1	24/00393/FUL
SJ41	65 Palmerston Road	1	21/01145/FUL
SJ42	73-75 Marmion Road	3	21/00535/FUL
SJ43	61A Osborne Road	2*	18/01895/FUL
ST10	5 Somers Road	13	20/00716/FUL
ST14	7 Kings Road, Southsea	8	24/00010/PACOU
ST19	Fontenoy House, Grand Parade	1	24/01008/FUL
ST20	42-44 Great Southsea Street	-1[4]	22/01740/FUL
ST21	35 Pembroke Road	-1	23/00244/FUL

[3] Planning application 18/02069/FUL is for 10 dwellings, but the net gain is 6; 2 of which have already been completed.
[4] Planning application 22/01740/FUL resulted in a gain of 1 C3 dwelling, and a loss of 2 (C3 equivalent) C2 dwellings, making the net loss 1 dwelling.

ST22	Workshop, 6 Oyster Mews, French Street	1	24/00298/FUL
ST23	17 First Floor Pembroke Road	3	23/01407/FUL
ST24	45 Broad Street	1	23/01498/FUL
ST25	Empire House, 5 Kings Road	11	24/00002/PACOU
ST26	58-60 Great Southsea Street	4	24/00415/FUL
ST27	Buckingham House, 11 High Street	1	24/01222/FUL
ST28	17 Royal Naval Club & Royal Yacht Club, Pembroke Road	3	20/01330/FUL
TS01	Spitbank Fort, The Solent	1	23/00239/FUL
2023 HELAA			**Base date 31 March 2023**
CD12	86 Lake Road	8	20/00109/FUL
CD14	121 Blackfriars Road	6	22/00010/PACOU
CD24	101 Commercial Road	9	22/00005/PACOU
CD27	Hippodrome House	45	20/00019/PACOU
CD33	5-7 Arundel St	9	20/0001/PACOU
CD36	12-28 Arundel St	236	20/01464/FUL
CD66	Unity Hall and Deaf Centre	50	18/01424/FUL
COS05	Clockhouse Centre	18	19/00747/OUT
COS07	Edinburgh House	50	21/01710/CS3
COS09	Roebuck House	50	21/00022/PACOU
DF01	Alfa Romeo Showroom, 111-113 Havant Rd	52	21/00684/FUL
EC09	5 Helena Road	7	21/00976/FUL
EC10	Royal Beach Hotel (East Wing) 1 St Helens Parade	29	22/01032/FUL
MI03	142 Milton Road	10	18/02089/FUL
NE01	Connect Centre, Kingston Crescent	113	21/00026/PACOU
NE08	Rear of Former Odeon Cinema 92/96 London Road	15	21/00429/REM
NE20	305-307 Twyford Avenue	2	24/01001/FUL
SJ03	9 Osbourne Road	9	20/00044/FUL
SJ05	11-12 South Parade	6	21/00950/FUL
SJ07	Land North of Clarence Parade, Southsea	98	08/01941/FUL & 10/01247/FUL
ST10	5 Somers Road	9	20/00716/FUL
ST13	62 Middle Street	9	20/00169/OUT
ST15	Brewery House, Hambrook Street	17	19/01910/CS3

***This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number in the extant planning permission due to this being for student accommodation.**

****This is the C3 equivalent number of dwellings. A ratio of 1.9 has been applied to the dwelling number in the extant planning permission due to this being for HMO accommodation.**

*****This is the C3 equivalent number of dwellings. A ratio of 1.9 has been applied to the dwelling number in the extant planning permission due to this being for C2 accommodation.**

Employment Sites

Site Ref.	Site	Total net additional employment floorspace (sqm)	Planning application ref.
2025 HELAA			
CD79	Land at Flathouse Road	10180	23/01352/FUL
COP09	Voyager Park North Portfield Road	3850	22/00085/FUL
COP10	Cosmopolitan House Airport Service Road	120	24/00858/FUL
DF15	Unit 3 Grove Road	792[5]	20/00337/FUL
DF16	Railway Triangle Unit B Walton Road	9546[6]	22/01378/FUL
DF17	6 Fitzherbert Road	7459[7]	23/01094/FUL
HI15	Land South of Limberline Road	9848	23/00063/FUL
HI16	Skill Centre Limberline Spur	1043	22/01121/FUL
MI11	Southsea Works Rodney Road	363	22/00545/FUL
PA17	Chalfont Diving Group West Bund Road	478	23/00308/FUL
SJ06	Knight & Lee, Palmerston Road, Southsea	1491	21/01620/FUL
2023 HELAA			
-	-	-	-

Mixed Use Sites

Site Ref.	Site	Total net additional dwellings	Total net additional employment floorspace (sqm)	Planning application ref.
2025 HELAA				
SJ01	Southsea Debenhams, Palmerston Road	134	230	20/00620/FUL
2023 HELAA				
SJ01	Southsea Debenhams, Palmerston Road	134	230	20/00620/FUL

[5] Planning permission 20/00337/FUL is for a gross gain of 792sqm and loss of 1,569sqm. This loss happened prior to the base date of the HELAA.

[6] Planning permission 22/01378/FUL is for a gross gain of 9,546sqm and loss of 10,253sqm. This loss happened prior to the base date of the HELAA.

[7] Planning permission 23/01094/FUL is for a gross gain of 7,549sqm and loss of 1,091sqm. This loss happened prior to the base date of the HELAA.

Appendix 1C: Sites discounted at Stage 1 as unsuitable or unavailable

Housing Sites

Site Ref.	Site	Site Source	Reason
2025 HELAA			
BA03	Garages on Kendal Avenue	Additional opportunities for unestablished uses	Unavailable - cannot confirm with landowner site is available
BA04	The Good Companion Public House	HELAA 2021	Unavailable - cannot confirm with landowner site is available
BA05	The Stacey Centre, Walsall Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
BA06	Ambulance Station, Eastern Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
BA07	Cheslyn Road Garages	HELAA 2021	Unavailable - cannot confirm with landowner site is available
BA08	Langstone Shore Church	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD02	Car Park, Crasswell Street	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
CD05	Car Park, College Street	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
CD06	Rosemary Lane Garages	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
CD13	HMS Nelson	Surplus/likely to become surplus public sector land	Unavailable - landowner has indicated site is not available
CD19	EC Roberts, Crasswell Street	Landowner or Business requirements and aspirations	Unavailable - cannot confirm with landowner site is available
CD20	Durham Street	Potential surplus employment land	Unavailable - cannot confirm with landowner site is available
CD21	East of Somers Road	Potential surplus employment land	Unavailable - cannot confirm with landowner site is available
CD38	Herbert St	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD39	Flathouse Rd	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD54	Former Victoria Swimming Pool	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD55	Co-op/Drift	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD56	Telephone Exchange	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD57	Corner of Guildhall Walk	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD58	Alec Rose Lane Car Park	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD59	Isambard K Brunel Car Park	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD60	Police Station	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD67	Royal British Legion, Lucknow Street/ Fratton Road	HELAA 2021	Unavailable - landowner has indicated site is not available
CD68	Corner of Arundel St and Gratton Road (Farmfoods etc.)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD69	Halfords, Fratton Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available

CD70	189-195 Fratton Road	HELAA 2021	Unavailable - cannot confirm with landowner part of site is available, available part of site below HELAA threshold
CD71	Seymour Close Parking Area	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD72	Jewsons, Blackfriars Road	HELAA 2021	Unavailable - landowner has indicated site is not available
CD73	Maitland Street	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
COP02	Green Lane Garages	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
COP03	Copnor Methodist Church	Landowner or Business requirements and aspirations	Unavailable - cannot confirm with landowner site is available
COS02	Community Centre, Cosham	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
COS06	Cosham Fire Station	Surplus/likely to become surplus public sector land	Unavailable - landowner has indicated site is not available
COS12	TA Centre at Tudor Crescent	HELAA 2021	Unavailable - cannot confirm with landowner site is available
COS13	Garage Site, Whippingham Close	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CS01	139-141 Goldsmith Avenue	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CS02	163 Goldsmith Avenue	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CS03	164-168 Haslmere Road, Southsea (Kitchen & Carpet Shop)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CS04	T & H Contract Services	HELAA 2021	Unavailable - cannot confirm with landowner site is available
DF04	Land at Portsmouth Water Works, Farlington	Landowner or Business requirements and aspirations	Unsuitable - Whole of the site is designated as a Site of Importance for Nature Conservation
DF05	Land at Hoylake Road	Land in the local authority's ownership	Unsuitable - Whole of the site is designated as a Site of Importance for Nature Conservation
DF07	Court Lane Depot	Potential surplus employment land	Unavailable - cannot confirm with landowner site is available
DF10	Garages south of Copper Beech Drive, Drayton	HELAA 2021	Unavailable - cannot confirm with landowner site is available
DF11	East Lodge Farm (non PCC owned)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
DF12	Land at Aldsworth Close	HELAA 2021	Unavailable - cannot confirm with landowner site is available
DF14	Thirty Two Acres, Eastern Road	Call for sites 2025	Unsuitable - Most of site is a Core Area for Solent Waders and Brent Geese
EC04	Royal Marine Museum	Landowner or Business requirements and aspirations	Unavailable - cannot confirm with landowner site is available
EC07	4 Waverley Road	Landowner or Business requirements and aspirations	Unavailable - landowner has indicated site is not available
EC12	Day Centre, Henderson Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
FR01	2-4 Kingston Road	Landowner or Business requirements and aspirations	Unavailable - cannot confirm with landowner site is available
FR02	Car Sales, Cornwall Road	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available

FR03	Nancy Road Car Park	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
FR05	140-146 Fratton Road	HELAA 2021	Unavailable - landowner has indicated site is not available
HI08	Museum Store, Copnor Road	Existing housing and economic development allocation	Unavailable - landowner has indicated site is not available
HI09	Vauxhall Showroom (London Road)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI10	Land South of Horsea Lane, Matapan Road development open space)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI11	TA Centre at Peronne Close	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI12	Walden Studios, 128-136 London Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI14	Land at Midway Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI03	142 Milton Road	Landowner or Business requirements and aspirations	Unavailable - cannot confirm with landowner site is available, and pre-application discussions for non-residential use
MI04	Eastney Health Centre	HELAA 2021	Unavailable - landowner has indicated site is not available
MI06	Portsmouth Adoption Centre	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI08	Land at Eastney Road	HELAA 2021	Unavailable - landowner has indicated site is not available
MI09	Milton Park Garages, Eastney Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI10	Broom Square	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE02	Smeaton Street Garages	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
NE10	Stamshaw and Tipner Leisure Centre, Wilson Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE11	Gladys Avenue Laundry	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE12	223 Kingston Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE13	Corner of Derby Road and London Road, North End	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE14	North End Mall	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE15	Land to the rear of Stamshaw Road	HELAA 2021	Unavailable - although one of the two titles is available, the other, which includes the site access, has been confirmed as unavailable
NE16	Childe Square	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA04	Beacon View Academy	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
PA08	Land at Marsden Road, Paulsgrove	Land in the local authority's ownership	Unavailable - cannot confirm with landowner site is available
PA10	Garages at Dursley Crescent	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA11	Paddocks Adjacent to Beverston Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA12	Hillsley Road Garages	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA13	Land at Mortimer Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA14	Chalk Pit Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ09	White Heather Garage	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ10	Malvern Road Garages	HELAA 2021	Unavailable - cannot confirm with landowner site is available

SJ11	Tonbridge Street	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ13	Car Park, The Strand	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ14	Ashby Place Car Park	HELAA 2021	Unavailable - cannot confirm with landowner site is available
ST05	Car Park, Wiltshire Street	HELAA 2021	Unavailable - cannot confirm with landowner site is available
ST09	Wellington Street Garages	Land in the local authority's ownership	Unavailable - landowner has indicated site is not available
ST16	Bedford Street Garages	HELAA 2021	Unavailable - cannot confirm with landowner site is available
ST18	Former Wightlink Workshops, 102 Broad Street	2024 Pre-Submission Local Plan consultation	Unavailable - cannot confirm with landowner site is available (site promoted by an organisation who do not own the site)
2023 HELAA			
BA04	The Good Companion Public House	HELAA 2021	Unavailable - cannot confirm with landowner site is available
BA05	The Stacey Centre, Walsall Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
BA06	Ambulance Station, Eastern Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
BA07	Cheslyn Road Garages	HELAA 2021	Unavailable - cannot confirm with landowner site is available
BA08	Langstone Shore Church	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD19	EC Roberts, Crasswell Street	Landowner or Business requirements and aspirations	Unsuitable - Significant concerns whether redevelopment and potential intensification can preserve, conserve, or enhance the locally listed building
CD35	42 Kent Street, Groundlings Theatre	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD38	Herbert St	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD39	Flathouse Rd	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD50	Greggs-Nationwide	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD52	Corner of Station St/Commercial Rd	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD54	Former Victoria Swimming Pool	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD55	Co-op/Drift	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD56	Telephone Exchange	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD57	Corner of Guildhall Walk	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD58	Alec Rose Lane Car Park	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD59	Isambard K Brunel Car Park	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD60	Police Station	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD62	13 Edinburgh Road	Landowner or Business requirements or aspirations	Unsuitable - Upper floors of the buildings appear to already be in residential use. To intensify residential use of the site, it may require significant adaptation of the building or comprehensive redevelopment of the site. However, the existing building is locally listed and therefore development could either significantly harm or involve the complete loss of this heritage asset.
CD67	Royal British Legion, Lucknow Street/ Fratton Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD68	Corner of Arundel St and Gratton Road (Farmfoods etc.)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD69	Halfords, Fratton Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD70	189-195 Fratton Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available

CD71	Seymour Close Parking Area	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD72	Jewsons, Blackfriars Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CD74	9 Arundel Street	Landowner or Business requirements and aspirations	Unavailable - site being promoted for non-C3 residential use
COS12	TA Centre at Tudor Crescent	HELAA 2021	Unavailable - cannot confirm with landowner site is available
COS13	Garage Site, Whippingham Close	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CS03	164-168 Haslmere Road, Southsea (Kitchen & Carpet Shop)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
CS04	T & H Contract Services	HELAA 2021	Unavailable - cannot confirm with landowner site is available
DF04	Land at Portsmouth Water Works, Farlington	Landowner or Business requirements and aspirations	Unsuitable - Whole of the site is designated as a Site of Importance for Nature Conservation
DF05	Land at Hoylake Road	Land in the local authority's ownership	Unsuitable - Whole of the site is designated as a Site of Importance for Nature Conservation; heritage impact concerns
DF10	Garages south of Copper Beech Drive, Drayton	HELAA 2021	Unavailable - cannot confirm with landowner site is available
DF11	East Lodge Farm (non PCC owned)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
DF12	Land at Aldsworth Close	HELAA 2021	Unavailable - cannot confirm with landowner site is available
EC12	Day Centre, Henderson Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
FR01	2-4 Kingston Road	Landowner or Business requirements and aspirations	Unavailable - cannot confirm with landowner site is available
FR05	140-146 Fratton Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI09	Vauxhall Showroom (London Road)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI10	Land South of Horsea Lane, Matapan Road development open space)	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI11	TA Centre at Peronne Close	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI12	Walden Studios, 128-136 London Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
HI14	Land at Midway Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI04	Eastney Health Centre	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI05	Goldsmith Avenue	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI06	Portsmouth Adoption Centre	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI08	Land at Eastney Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI09	Milton Park Garages, Eastney Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
MI10	Broom Square	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE10	Stamshaw and Tipner Leisure Centre, Wilson Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE11	Gladys Avenue Laundry	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE12	223 Kingston Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE13	Corner of Derby Road and London Road, North End	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE14	North End Mall	HELAA 2021	Unavailable - cannot confirm with landowner site is available
NE15	Land to the rear of Stamshaw Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available

NE16	Childe Square	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA09	Land at the end of Browning Avenue, Paulsgrove	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA10	Garages at Dursley Crescent	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA11	Paddocks Adjacent to Beverston Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA12	Hillsley Road Garages	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA13	Land at Mortimer Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA14	Chalk Pit Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ09	White Heather Garage	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ10	Malvern Road Garages	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ11	Tonbridge Street	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ12	84-88 The Strand	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ13	Car Park, The Strand	HELAA 2021	Unavailable - cannot confirm with landowner site is available
SJ14	Ashby Place Car Park	HELAA 2021	Unavailable - cannot confirm with landowner site is available
ST16	Bedford Street Garages	HELAA 2021	Unavailable - cannot confirm with landowner site is available

Employment Sites

Site Ref.	Site	Site Source	Reason
2025 HELAA			
CD77	163-173 Commercial Road	Lapsed consent	Unavailable - cannot confirm with landowner site is available
COP04	Land rear of Broad Oak Works	HELAA 2021	Unavailable - cannot confirm with landowner site is available
COP05	Land at Airport Services Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
COP07	Claybank Spur	HELAA 2021	Unavailable - cannot confirm with landowner site is available
COP08	53 Burrfields	HELAA 2021	Unavailable - cannot confirm with landowner site is available
COS14	BT Offices	HELAA 2021	Unavailable - cannot confirm with landowner site is available
DF08	Site West, Walton Road	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA06	Portsdown Main	HELAA 2021	Unavailable - cannot confirm with landowner site is available
2023 HELAA			
COP08	53 Burrfields	HELAA 2021	Unavailable - cannot confirm with landowner site is available
COS11	Lynx House	HELAA 2021	Unsuitable - Unsuitable for potential re-intensification due to its listed building designation and the impact on this heritage asset
COS14	BT Offices	HELAA 2021	Unavailable - cannot confirm with landowner site is available
PA06	Portsdown Main	HELAA 2021	Unavailable - cannot confirm with landowner site is available

Appendix 2: Sites discounted at Stage 2 as unsuitable, unavailable &/or unachievable

Housing Sites

Site Ref.	Site	Site Source	Reason
2025 HELAA			
CD76	Car Park, Staunton Street	Refused application	Unachievable - see proforma
COS15	Land rear of Peelers Gate	Refused application	Unsuitable and Unachievable - see proforma
DF03	East Lodge (northern paddock)	Land in the local authority's ownership	Unsuitable and Unachievable - see proforma
DF06	East Lodge Farm (PCC owned)	Land in the local authority's ownership	Unsuitable and Unachievable - see proforma
HI05	Land to west of Gatcombe Gardens	Landowner or Business requirements and aspirations	Unsuitable and Unachievable - see proforma
PA09	Land at the end of Browning Avenue, Paulsgrove	HELAA 2021	Unsuitable and Unachievable - see proforma
2023 HELAA			
CD03	Cressy Road Garages	Additional opportunities for unestablished uses	Unsuitable - see proforma
CD09	Kilmiston Close	Land in the local authority's ownership	Unsuitable - see proforma
CD13	HMS Nelson	Surplus/likely to become surplus public sector land	Unavailable - see proforma
CD49	242 Commercial Road	Landowner or Business requirements and aspirations	Unachievable - see proforma
CD51	122 Commercial Road	Landowner or Business requirements and aspirations	Unachievable - see proforma
CD63	158 Commercial Road	Landowner or Business requirements and aspirations	Unachievable - see proforma
CD64	187-189 Commercial Road	Landowner or Business requirements and aspirations	Unachievable - see proforma
DF03	East Lodge (northern paddock)	Land in the local authority's ownership	Unsuitable - see proforma
EC04	Royal Marine Museum	Landowner or Business requirements and aspirations	Unavailable - see proforma
HI04	Land at Pompey Health and Fitness Club	Landowner or Business requirements and aspirations	Unsuitable - see proforma
HI05	Land to west of Gatcombe Gardens	Landowner or Business requirements and aspirations	Unachievable - see proforma
SJ06	Former Knight & Lee, Palmerston Road	Existing housing and economic development allocation	Unavailable - see proforma
ST08	High Street Garages	Additional opportunities for unestablished uses	Unsuitable - see proforma
ST17	Clarence Pier	HELAA 2021	Unsuitable - see proforma

Employment Sites

Site Ref.	Site	Site Source	Reason
2025 HELAA			
-	-	-	-
2023 HELAA			
COP04	Rear Of Broad Oak Works	HELAA 2021	Unavailable - see proforma
COP05	Land At Airport Service Road	HELAA 2021	Unavailable - see proforma
COP07	Claybank	HELAA 2021	Unavailable - see proforma
DF07	Court Lane	HELAA 2021	Unsuitable - not considered suitable for future employment due to site location and constraints. Has been assessed as suitable for housing
DF08	Site West of Walton Road	HELAA 2021	Unavailable - see proforma

Appendix 3: Sites deemed deliverable

This excludes sites where the whole site has planning permission (full or reserved matters permissions, and outline permissions for non-major development) which are presented in Appendix 1B.

Housing Sites

Site Ref.	Site	0-5 years	6-10 years	11-15 years	>15 years	Total net additional dwellings	Site Source
2025 HELAA							
CD25	Portsmouth Mail Centre	102	0	0	0	102	Landowner or Business requirements and aspirations
COP01	Brynwell Builder's Yard, 207-217 Copner Road	25	0	0	0	25	Existing housing and economic development allocation
COS01	Cosham Health Centre	70	0	0	0	70	Surplus/likely to become surplus public sector land
CS06	227-231 Goldsmith Avenue	25	0	0	0	25	Landowner or Business requirements and aspirations
ECO1	Fraser Range	40	94	0	0	134	Landowner or Business requirements and aspirations
EC14	Eastney Swimming Pool and part of Southsea Leisure Park	6	0	0	0	6	Land in the local authority's ownership
FR06	St Wilfrids Church, 49 George Street	8	0	0	0	8	Landowner or Business requirements and aspirations
MI01	St James' and Langstone Campus	285[1]	120	0	0	405[1]	Existing housing and economic development allocation
MI07	185-192 Highland Road	8	0	0	0	8	Planning applications refused or withdrawn
NE18	Tipner East	210	533	313	0	1056	Existing housing and economic development allocation
ST03	Open space at Stone Street	18	0	0	0	18	Planning applications refused or withdrawn
2023 HELAA							
CD04	The Invincible, Wickham Street	42	0	0	0	42	Landowner or Business requirements and aspirations
CD11	27-29 Kingston Road	7	0	0	0	7	Planning applications refused or withdrawn
CD22	30 Arundel Street	6	0	0	0	6	Landowner or Business requirements and aspirations
CD23	27 Guildhall Walk	10	0	0	0	10	Planning applications refused or withdrawn
CD37	Arundel St - Shopmobility	76	0	0	0	76	Land in the local authority's ownership
COP01	Brynwell Builder's Yard, 207-217 Copner Road	20	0	0	0	20	Existing housing and economic development allocation
COS01	Cosham Health Centre	70	0	0	0	70	Surplus/likely to become surplus public sector land
CS06	227-231 Goldsmith Avenue	25	0	0	0	25	Landowner or Business requirements and aspirations
EC01	Fraser Range	40	94	0	0	134	Landowner or Business requirements and aspirations
EC08	1A Beatrice Road	5	0	0	0	5	Planning applications refused or withdrawn

[1] This excludes 12 completions which took place in 2024/25.

EC14	Eastney Swimming Pool and adjacent land at Southsea Leisure Park	8	0	0	0	8	Additional opportunities for unestablished uses
FR04	46-50 Kingston Road	11	0	0	0	11	Landowner or Business requirements and aspirations
FR06	St Wilfrids Church, 49 George Street	8	0	0	0	8	Landowner or Business requirements and aspirations
HI01	Hilsea Lodge (Highgrove)	24	0	0	0	24	Landowner or Business requirements and aspirations
MI01	St James and Langstone Campus	297	120	0	0	417	Existing housing and economic development allocation
MI03	142 Milton Road (former Pickwick Pub)	12	0	0	0	12	Landowner or Business requirements and aspirations
MI07	185-191 Highland Road/Duprese Drive	8	0	0	0	8	Planning applications refused or withdrawn
NE07	Former Barclays 82 London Road	9	0	0	0	9	Planning applications refused or withdrawn
NE09	98 London Road	30	0	0	0	30	Planning applications refused or withdrawn
NE18	Tipner East	431	625	0	0	1056	Existing housing and economic development allocation
NE20	305-307 Twyford Avenue	6	0	0	0	6	Land in the local authority's ownership
SJ02	71-73 Palmerston Road	6	0	0	0	6	Landowner or Business requirements and aspirations
SJ12	82-88 Clarendon Road	10	0	0	0	10	Landowner or Business requirements and aspirations
ST02	32-60 Middle Street	163	0	0	0	163	Planning applications refused or withdrawn
ST07	Derelict Land, Warwick Crescent	7	0	0	0	7	Landowner or Business requirements and aspirations

Mixed Use Sites

Site Ref.	Site	0-5 years	6-10 years	11-15 years	>15 years	Total net additional dwellings	Total net additional employment floorspace (sqm)	Site Source
2025 HELAA								
CD16	Matalan Outlet and Car Park	0	300	0	0	300	-	Landowner or Business requirements and aspirations
		8,000	0	0	0	-	8,000	
CD17	City Centre North	550	525-875	525-875	0	1,600-2,300	-	Land in the local authority's ownership
		-15,754	5,000	5,000	0	-	-5,754	
CD18	Debenhams, Commercial Road	300	269	0	0	569	-	Landowner or Business requirements and aspirations
		3,600	0	0	0	-	3,600	
2023 HELAA								
CD16	Matalan	300	300	0	0	600	0	Landowner or Business requirements and aspirations
CD17	City Centre North	460	1840	0	0	2300	0	Land in the local authority's ownership
		10,000	10,000	0	0	0	20,000	
CD18	Former Debenhams and Station Street Car Park	260	263	0	0	523	0	Landowner or Business requirements and aspirations

Employment Sites

Site Ref.	Site	0-5 years	6-10 years	11-15 years	>15 years	Total net additional employment floorspace (sqm)	Site Source
2025 HELAA							
PA05	Land West of Portsdown Technology Park	12,500	0	0	0	12,500	HELAA 2021
2023 HELAA							
PA05	Land West of Portsdown Technology Park	12,500	0	0	0	12,500	HELAA 2021

Appendix 4: Sites deemed developable

Housing Sites

Site Ref.	Site	0-5 years	6-10 years	11-15 years	15+ years	Total net additional dwellings	Site Source
2025 HELAA							
BA01	Coniston Avenue	0	11	0	0	11	Potential surplus employment land
BA02	West of Milton Road	0	0	8	0	8	Potential surplus employment land
CD01	Wardroom	0	200	0	0	200	Surplus/likely to become surplus public sector land
CD04	The Invincible, Wickham Street	0	40**	0	0	40**	Landowner or Business requirements and aspirations
CD07	Bridge Centre, Fratton	0	115	0	0	115	Land in the local authority's ownership
CD10	Maxstoke Close Car Park	0	5	0	0	5	Land in the local authority's ownership
CD15	Hertford Place	0	17	0	0	17	Land in the local authority's ownership
CD26	Land adjacent Catherine House	0	147	0	0	147	Landowner or Business requirements and aspirations
CD28	2-10 Edinburgh Road	0	20	0	0	20	Landowner or Business requirements and aspirations
CD30	41-47 Arundel Street	0	40	0	0	40	Landowner or Business requirements and aspirations
CD31	194-198 Commercial Road	0	80	0	0	80	Landowner or Business requirements and aspirations
CD32	200-204 Commercial Road	0	40	0	0	40	Landowner or Business requirements and aspirations
CD34	Tesco/NCP, Crasswell Street	0	160	0	0	160	Landowner or Business requirements and aspirations
CD35	42 Kent Street, Groundlings Theatre	0	20	0	0	20	HELAA 2021
CD36	12-28 Arundel Street	0	249*	0	0	249*	Lapsed planning permission
CD37	Arundel Street - Shopmobility	0	76	0	0	76	Land in the local authority's ownership
CD50	Greggs - Nationwide	0	70	0	0	70	HELAA 2021
CD65	117-127 Fratton Road	0	30	0	0	30	Additional opportunities for unestablished uses
CD75	Venture Tower, Fratton Road	0	41	0	0	41	Additional opportunities for unestablished uses
COS03	Westmoors 50 London Road Cosham	0	10	0	0	10	Planning applications refused or withdrawn
COS04	Former Cosham Police Station	0	60	0	0	60	Surplus/likely to become surplus public sector land
COS05	Clock House, Spur Road	0	18*	0	0	18*	Outline planning permission
DF02	Karen Avenue	0	6	0	0	6	Lapsed planning permission
EC02B	Land at Halliday Crescent	0	5	0	0	5	Landowner or Business requirements and aspirations
EC11	Southsea Marina	0	12	0	0	12	Landowner or Business requirements and aspirations
HI01	Hilsea Lodge (Highgrove)	0	34	0	0	34	Land in the local authority's ownership
HI02	Land of former supermarket, Stubbington Avenue	0	20	0	0	20	Landowner or Business requirements and aspirations

HI04	Land at Pompey Health and Fitness Club	0	10	0	0	10	Landowner or Business requirements and aspirations
HI06	The News Centre	0	100	0	0	100	Landowner or Business requirements and aspirations
HI13	Territorial Army Centre, Peronne Road	0	0	28	0	28	HELAA 2021
MI02	Fratton Park and the Pompey Centre	0	460	0	250	710	Existing housing and economic development allocation
MI05	Goldsmith Avenue	0	0	20	0	20	HELAA 2021
NE01	Connect Centre, Kingston Crescent	0	191	0	0	191	Lapsed Planning Permission
NE03	Former Police Station, Kingston Crescent	0	60	0	0	60	Surplus/likely to become surplus public sector land
NE05	205 London Road	0	5	0	0	5	Planning applications refused or withdrawn
NE06	Blue Anchor PH, 2 London Road	0	6	0	0	6	Landowner or Business requirements and aspirations
NE09	98 London Road	0	30	0	0	30	Planning applications refused or withdrawn
NE22	Land at Heathfield Road	0	18	0	0	18	Planning applications refused or withdrawn
PA01	Port Solent	0	250	250	400	900	Existing housing and economic development allocation
PA03	140 Southampton Road	0	20	0	0	20	Planning applications refused or withdrawn
PA16	Amenity Land, Newbolt Road and Bodmin Road	0	8	0	0	8	Land in the local authority's ownership
SJ04	61-63 Marmion Road	0	5	0	0	5	Planning applications refused or withdrawn
SJ12	82-88 Clarendon Road	0	20	0	0	20	Landowner or Business requirements and aspirations
SJ16	Wimbledon Park Sports Centre	0	30	0	0	30	Land in the local authority's ownership
SJ17	Queen's Hotel and Grosvenor Casino	0	104	0	0	104	Landowner or Business requirements and aspirations
ST01	City Records Office	0	45	0	0	45	Land in the local authority's ownership
ST02	32-60 Middle Street	0	163	0	0	163	Planning applications refused or withdrawn
ST04	Wightlink Car Park	0	0	60	0	60	Landowner or Business requirements and aspirations
ST07	Derelict Land, Warwick Crescent	0	14*	0	0	14*	Landowner or Business requirements and aspirations
ST11	Somers Orchard	0	566	0	0	566	Existing housing and economic development allocation
ST12	Cathedral House	0	8	0	0	8	Landowner or Business requirements and aspirations
ST13	62 Middle Street	0	8*	0	0	8*	Lapsed Planning permission
ST17	Clarence Pier	0	100	100	0	200	Landowner or Business requirements and aspirations
2023 HELAA							
BA01	Coniston Avenue	0	11	0	0	11	Potential surplus employment land
BA02	West of Milton Road	0	0	20	0	20	Potential surplus employment land
BA03	Garages on Kendal Avenue	0	10	0	0	10	Additional opportunities for unestablished uses
CD01	Wardroom	0	200	0	0	200	Surplus/likely to become surplus public sector land
CD02	Car Park, Crasswell Street	0	5	0	0	5	Land in the local authority's ownership
CD05	Car Park, College St	0	0	60	0	60	Land in the local authority's ownership

CD06	Rosemary Lane, Garages	0	0	20	0	20	Land in the local authority's ownership
CD07	Bridge Centre, Fratton	0	115	0	0	115	Landowner or Business requirements and aspirations
CD10	Maxstoke Close Car Park	0	5	0	0	5	Land in the local authority's ownership
CD15	Hertford Place	0	17	0	0	17	Land in the local authority's ownership
CD20	Durham Street	0	0	50	0	50	Potential surplus employment land
CD21	Port Royal Street Industrial Area, East of Somers Road	0	0	20	0	20	Potential surplus employment land
CD25	Portsmouth Mail Centre	0	176	0	0	176	Landowner or Business requirements and aspirations
CD28	2-10 Edinburgh Road	0	20	0	0	20	Landowner or Business requirements and aspirations
CD29	28-40 Lake Road	0	40	0	0	40	Landowner or Business requirements and aspirations
CD30	41-47 Arundel Street	0	40	0	0	40	Landowner or Business requirements and aspirations
CD31	194-198 Commercial Road	0	80	0	0	80	Landowner or Business requirements and aspirations
CD32	200-204 Commercial Road	0	20	0	0	20	Landowner or Business requirements and aspirations
CD34	Tesco/NCP, Crasswell Street	0	160	0	0	160	Landowner or Business requirements and aspirations
CD65	117-127 Fratton Road	0	30	0	0	30	Additional opportunities for unestablished uses
CD73	Maitland Street	0	50	0	0	5	Land in the local authority's ownership
CD75	Venture Tower, Fratton Road	0	30	0	0	30	Additional opportunities for unestablished uses
COP02	Green Lane Garages	0	5	0	0	5	Land in the local authority's ownership
COP03	Copnor Methodist Church	0	15	0	0	15	Landowner or Business requirements and aspirations
COS02	Community Centre, East of Northern Road	0	50	0	0	50	Land in the local authority's ownership
COS03	Westmoors 50 London Road Cosham	0	10	0	0	10	Planning applications refused or withdrawn
COS04	Former Cosham Police Station	0	60	0	0	60	Surplus/likely to become surplus public sector land
COS06	Cosham Fire Station	0	50	0	0	50	Surplus/likely to become surplus public sector land
CS01	139-141 Goldsmith Avenue	0	0	12	0	12	Landowner or Business requirements and aspirations
CS02	163 Goldsmith Avenue	0	0	20	0	20	Additional opportunities for unestablished uses
DF02	7 Karen Avenue	0	6	0	0	6	Landowner or Business requirements and aspirations
DF06	East Lodge Farm (PCC owned)	0	0	25	0	25	Land in the local authority's ownership
DF07	Cout Lane Yard	0	0	70	0	70	Potential surplus employment land
EC02B	Land at Halliday Crescent	0	5	0	0	5	Landowner or Business requirements and aspirations
EC07	4 Waverley Road	0	5	0	0	5	Landowner or Business requirements and aspirations
EC11	Southsea Marina	0	12	0	0	12	Landowner or Business requirements and aspirations
FR02	Car Sales, Cornwall Road	0	10	0	0	10	Landowner or Business requirements and aspirations
FR03	Nancy Road Car Park	0	5	0	0	5	Landowner or Business requirements and aspirations
HI02	Land of former supermarket, Stubbington Avenue	0	20	0	0	20	Landowner or Business requirements and aspirations
HI06	The News Centre	0	100	0	0	100	Landowner or Business requirements and aspirations
HI08	Museums Store, Copnor Road	0	0	10	0	10	Existing housing and economic development allocation
MI02	Fratton Park and the Pompey Centre	0	0	460	250	710	Existing housing and economic development allocation

NE02	Smeaton Street Garages	0	5	0	0	5	Additional opportunities for unestablished uses
NE03	Former Police Station, Kingston Crescent	0	60	0	0	60	Surplus/likely to become surplus public sector land
NE05	205 London Road	0	8	0	0	8	Planning applications refused or withdrawn
NE06	Blue Anchor PH, 2 London Road	0	6	0	0	6	Landowner or Business requirements and aspirations
NE22	Land at Heathfield Road	0	15	0	0	15	Landowner or Business requirements and aspirations
PA01	Port Solent	0	0	500	0	500	Existing housing and economic development allocation
PA03	140 Southampton Road	0	20	0	0	20	Planning applications refused or withdrawn
PA04	Beacon View Academy	0	70	0	0	70	Land in the local authority's ownership
PA08	Land at Marsden Road, Paulsgrove	0	0	80	0	80	Existing housing and economic development allocation
PA15	Land at Bude Close	0	5	0	0	5	Land in the local authority's ownership
SJ04	61-63 Marmion Road	0	5	0	0	5	Planning applications refused or withdrawn
SJ08	Former Grosvenor Casino, Osbourne Road	0	10	0	0	10	Existing housing and economic development allocation
SJ15	Former St John's College, Southsea	0	212	0	0	212	Landowner or Business requirements and aspirations
SJ16	Wimbledon Park Sports Centre	0	10	0	0	10	Land in the local authority's ownership
ST01	City Records Office	0	50	0	0	50	Land in the local authority's ownership
ST03	Open space at Stone Street	0	18	0	0	18	Planning applications refused or withdrawn
ST04	Wightlink Car Park	0	0	60	0	60	Landowner or Business requirements and aspirations
ST05	Car Park Wiltshire Street	0	0	50	0	50	Landowner or Business requirements and aspirations
ST09	Wellington Street Garages	0	5	0	0	5	Land in the local authority's ownership
ST11	Somers Orchard	0	566	0	0	566	Existing housing and economic development allocation
ST12	Cathedral House	0	8	0	0	8	Landowner or Business requirements and aspirations
ST14	7 Kings Road, Southsea	0	8	0	0	8	Planning applications refused or withdrawn

***This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number in the extant/lapsed planning permission due to this being for student accommodation.**

****This is the C3 equivalent number of dwellings. A ratio of 1.9 has been applied to the dwelling number in the extant planning permission due to this being for HMO accommodation.**

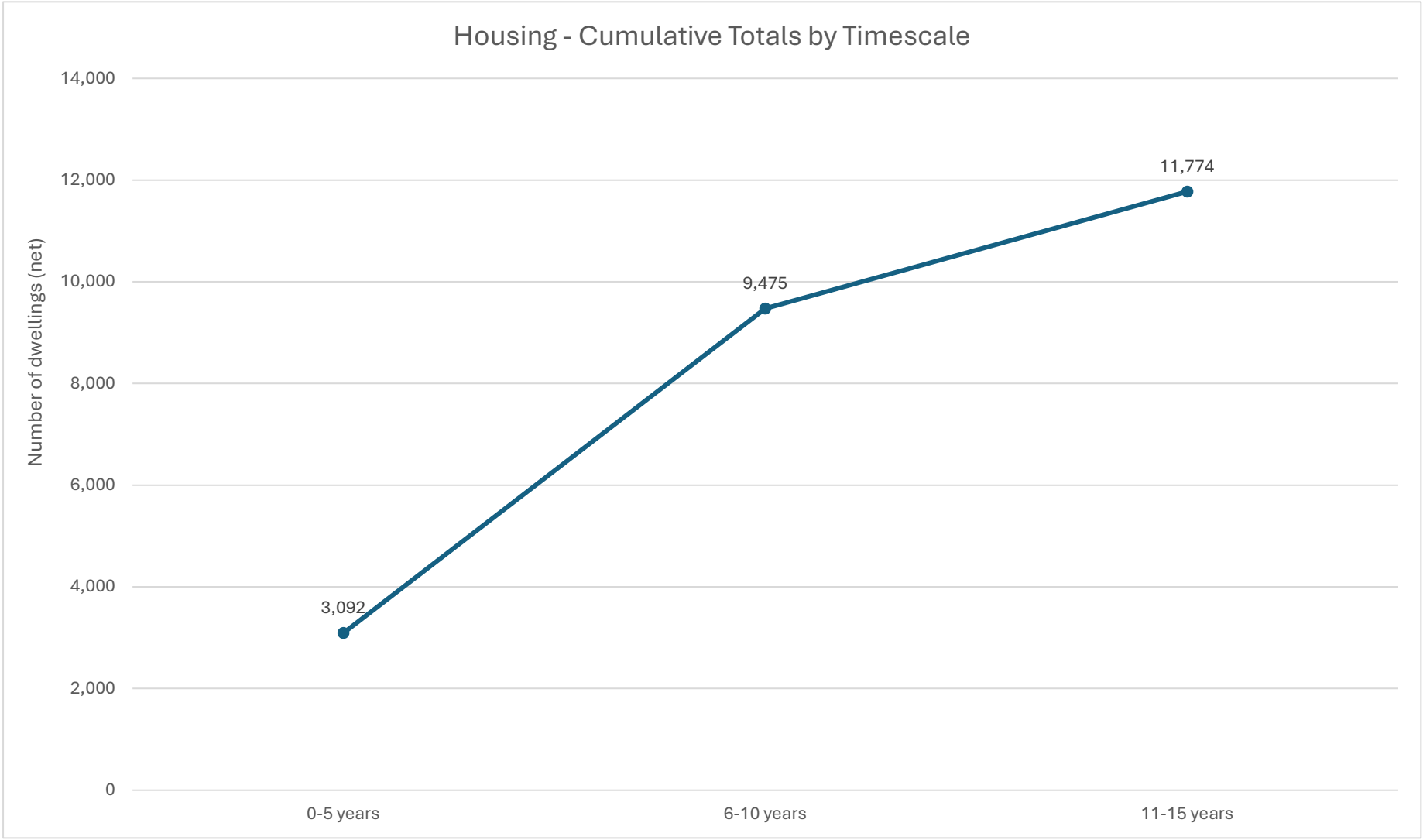
Mixed Use Sites

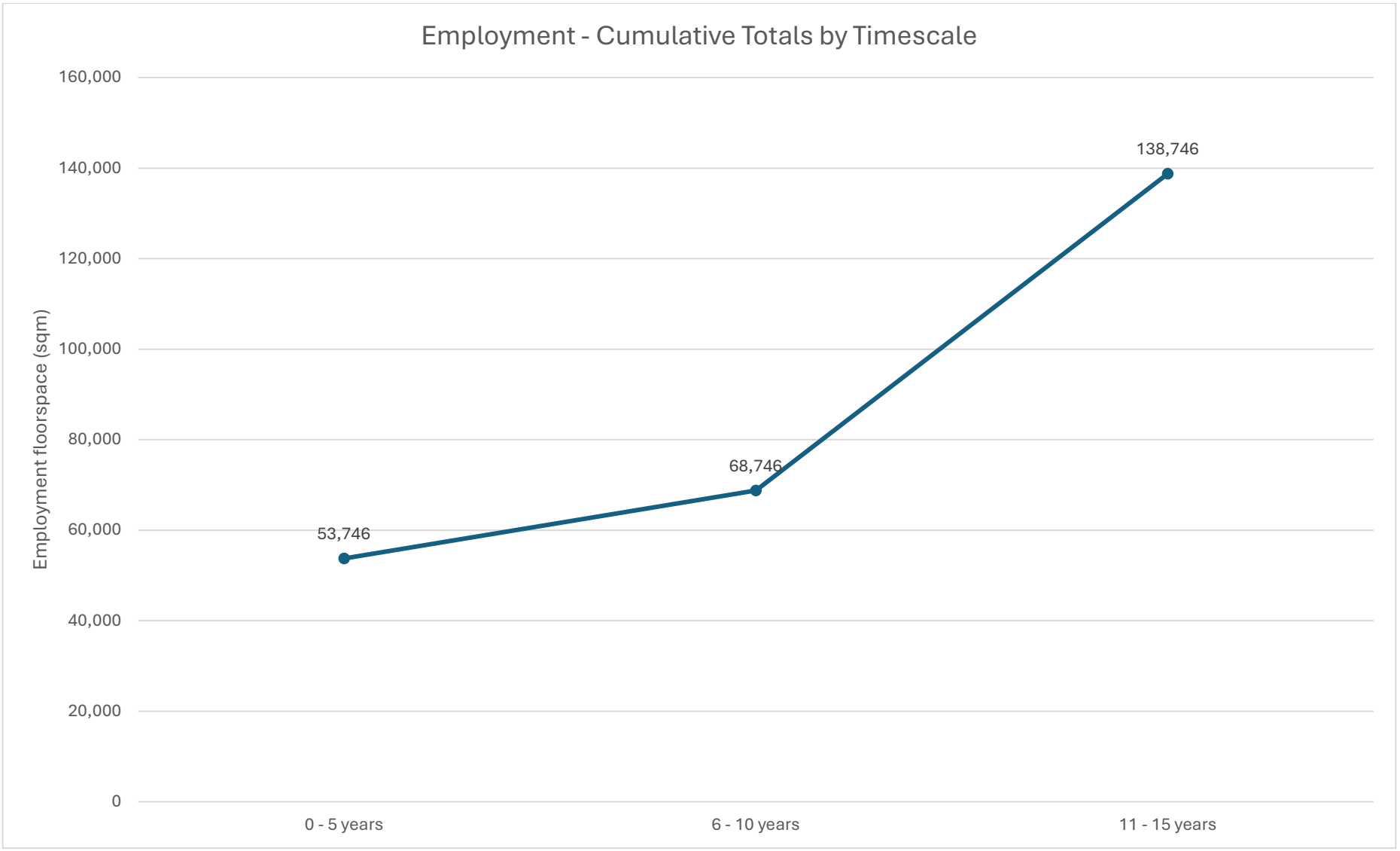
Site Ref.	Site	0-5 years	6-10 years	11-15 years	15+ years	Total net additional dwellings	Total net additional employment floorspace (sqm)	Site Source
2025 HELAA								
NE19	Tipner West	0	400	600	0	1,000	-	Existing housing and economic development allocation
		0	10,000	15,000	0	-	25,000	
2023 HELAA								
CD26	Land adjacent Catherine House	0	147	0	0	147	0	Landowner or Business requirements and aspirations
NE19	Tipner West and Horsea Island East	0	0	400	414	814	-	Existing housing and economic development allocation
		0	0	29,000	29,000	-	58,000	

Employment Sites

Site Ref.	Site	0-5 years	6-10 years	11-15 years	15+ years	Total net additional employment floorspace (sqm)	Site Source
2025 HELAA							
COS10	Lakeside	0	0	50,000	0	50,000	Existing housing and economic development allocation
2023 HELAA							
COS10	Lakeside	0	0	50,000	0	50,000	Existing housing and economic development allocation

Appendix 5: Indicative trajectory graphs for housing and employment




Employment - Cumulative Totals by Timescale
Employment floorspace (sqm)
160,000
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
53,746
68,746
138,746
0 - 5 years
6 - 10 years
11 - 15 years

Appendix 6: Stage 2 individual site assessment pro formas

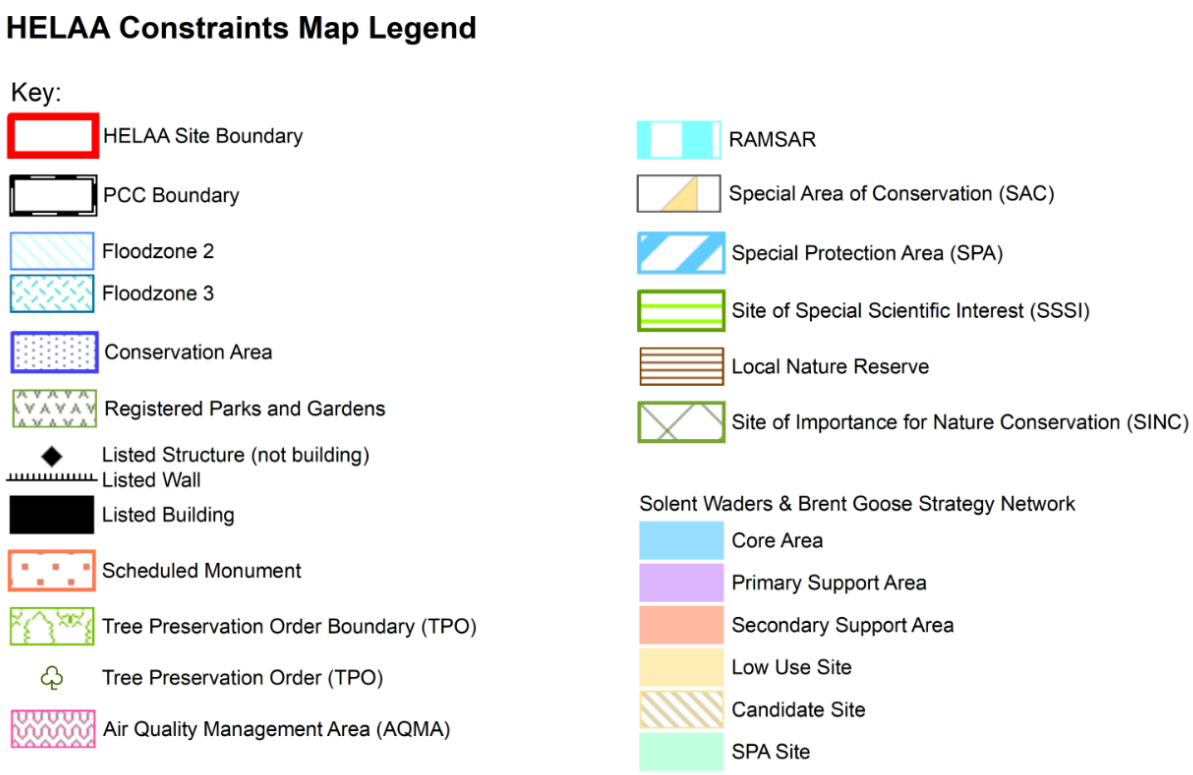
Index of Sites:

Site Name	HELAA Site Category
BA01 - Coniston Avenue	Housing
BA02 - West of Milton Road (Copnor Bridge)	Housing
CD01 - Wardroom	Housing
CD04 - The Invincible, Wickham Street	Housing
CD07 - Bridge Centre, Fratton	Housing
CD10 - Maxstoke Close Car Park	Housing
CD15 - Hertford Place	Housing
CD16 - Matalan Outlet and Car Park	Mixed Use
CD17 - City Centre North	Mixed Use
CD18 - Debenhams Commercial Road	Mixed Use
CD25 - Portsmouth Mail Centre	Housing
CD26 - Land adjacent Catherine House	Housing
CD28 - 2-10 Edinburgh Road	Housing
CD30 - 41-47 Arundel Street	Housing
CD31 - 194-198 Commercial Road	Housing
CD32 - 200-204 Commercial Road	Housing
CD34 - Tesco/NCP, Crasswell Street	Housing
CD35 - 42 Kent Street, Groundlings Theatre	Housing
CD36 - 12-28 Arundel Street	Housing
CD37 - Arundel Street - Shopmobility	Housing
CD50 - Greggs - Nationwide, Commercial Road	Housing
CD65 - 117-127 Fratton Road (Former Fratton Cinema)	Housing
CD75 - Venture Tower, Fratton Road	Housing
CD76 - Car Park, Staunton Street	Housing
COP01 - Brynwell Builders Yard, 207-217 Copnor Road	Housing
COS01 - Cosham Health Centre	Housing
COS03 - Westmoors, 50 London Road	Housing
COS04 - Former Cosham Police Station	Housing
COS05 - Clock House, Spur Road	Housing
COS10 - Lakeside Employment Site	Employment
COS15 - Land rear of Peelers Gate	Housing
CS06 - 227-331 Goldsmith Avenue	Housing
DF02 - Karen Avenue	Housing
DF03 - East Lodge (northern paddock)	Housing
DF06 - East Lodge Farm	Housing
EC01 - Fraser Range	Housing
ECO2B - Land at Halliday Crescent	Housing
EC11 - Southsea Marina, Fort Cumberland Road	Housing
EC14 - Eastney Swimming Pool	Housing
FR06 - St Wilfrids Church, 49 George Street	Housing
HI01 - Hilsea Lodge (Highgrove)	Housing
HI02 - Land of former supermarket Stubbington Avenue	Housing
HI04 - Land at Pompey Health and Fitness Club	Housing
HI05 - Land to west of Gatcombe Gardens	Housing
HI06 - The News Centre	Housing
HI13 - Territorial Army Centre, Peronne Road	Housing
MI01 - St James' Hospital and Langstone Campus	Housing
MI02 - Fratton Park and the Pompey Centre	Housing
MI05 - Goldsmith Avenue	Housing
MI07 - 185-191 Highland Road	Housing
NE01 - Connect Centre, Kingston Crescent	Housing
NE03 - Former Police Station Kingston Crescent	Housing
NE05 - 205 London Road	Housing
NE06 - Blue Anchor PH, 2 London Road	Housing
NE09 - 98 London Road	Housing
NE18 - Tipner East	Housing
NE19 - Tipner West	Mixed Use

NE22 - Land at Heathfield Road	Housing
PA01 - Port Solent	Housing
PA03 - 140 Southampton Road	Housing
PA05A - Land West of Portsdown Technology Park	Employment
PA09 - Land at the end of Browning Avenue	Housing
PA16 - Amenity Land, Newbolt Road and Bodmin Road	Housing
SJ04 - 61-63 Marmion Road	Housing
SJ12 - 82-88 Clarendon Road	Housing
SJ16 - Wimbledon Park Sports Centre	Housing
SJ17 - Queen's Hotel and Grosvenor Casino	Housing
ST01 - City Records Office	Housing
ST02 - Middle Street	Housing
ST03 - Open Space at Stone Street	Housing
ST04 - Wightlink Car Park	Housing
ST07 - Derelict Land, Warwick Crescent	Housing
ST11 - Somers Orchard	Housing
ST12 - Cathedral House	Housing
ST13 - 62 Middle Street	Housing
ST17 - Clarence Pier	Housing

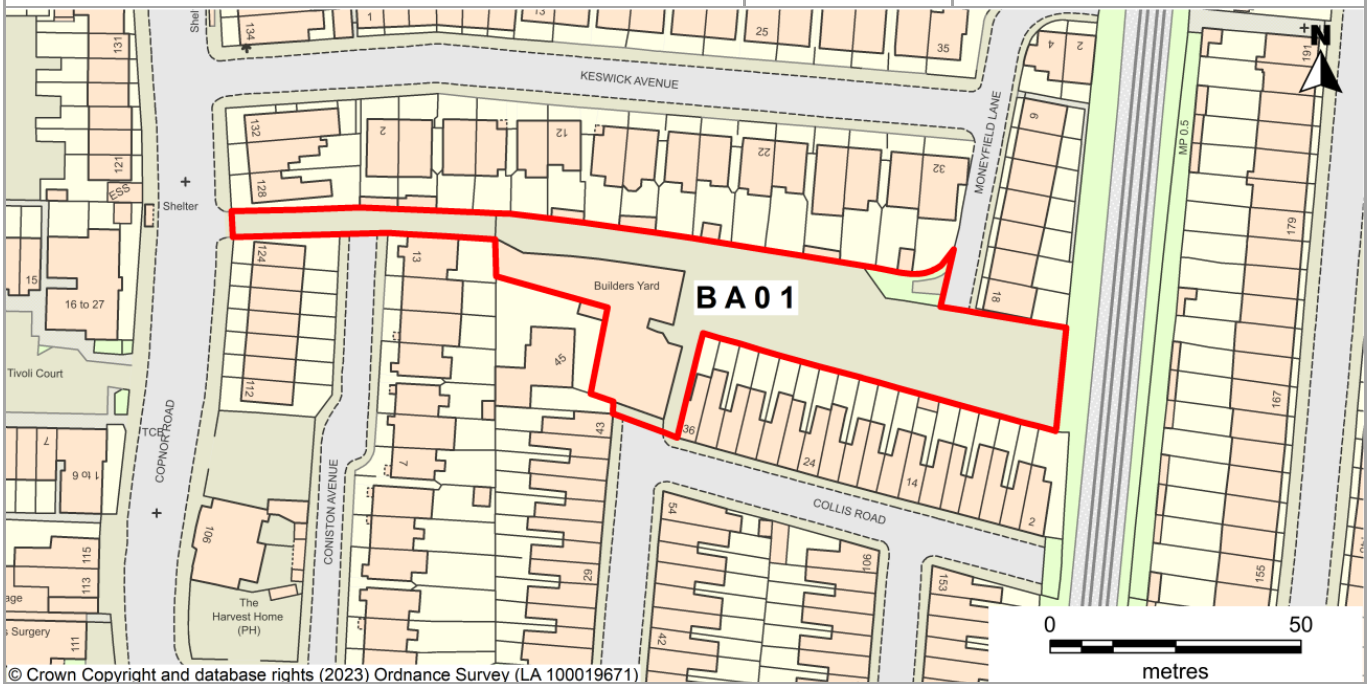
Each site considered at Stage 2 is accompanied by a proforma and a constraints map. The legend for the constraints map is provided below in Figure 1. Further detailed information on all HELAA sites, based on GIS data, is available on the Council's website, accompanying the HELAA. This lists all the various constraints and sets out the percentage of the site within each of those constraints, and provides distances from the constraints where these are off site. It also provides distances from key services and facilities, namely primary schools, secondary schools, doctors/health centre, and open space.

Figure 1 HELAA Constraints Map Legend



BA01 - Coniston Avenue

Site Address:	**Coniston Avenue**	HELAA Site Reference:	**BA01**
Ward:	**Baffins**	HELAA Category:	**Housing**



Description of the existing site and surroundings:

The site is comprised of a roofing company traders yard located in a mostly residential area between Copnor Road to the west and the railway to the east. The height of surrounding buildings (which are largely residential) is predominantly 2-storeys.
The site's main existing access point is from Coniston Avenue off Copnor Road, but it is a narrow access road. There are other potential access points from Moneyfield Lane, and Manor Park Avenue.

Relevant Planning History:

A*21576/C - Erection of 13 dwellings with integral garages 7 two-storey and 6 three-storey (after demolition of existing buildings) - Refused 07.03.1974.
A*21576/B - The erection of 11 two-storey dwelling houses and garages (after demolition of existing buildings) - Consent granted 20.09.1973.

Suitability:

Suitable - The site has potential for residential use, the 'Approach to Employment Land' 2019 report produced by BE Group for PCC concluded that the site is unlikely to provide for future employment needs and is likely to be redeveloped in future for residential uses, so it does not recommend protecting the site for employment. The existing roofing company would need to either relocate or close for residential development to take place.
The existing access is narrow but there are alternative access points off Moneyfield Lane and/or Manor Park Avenue which could be utilised.
Noise mitigation measures would be required due to the proximity of the railway line.
St Alban's Church is a Grade II Listed Building and is located nearby (approximately 50m away) to the south of the site. The design of any new development at the site would need to take this into account.

Availability:

Available - The landowner has confirmed the site is available.

Achievability:

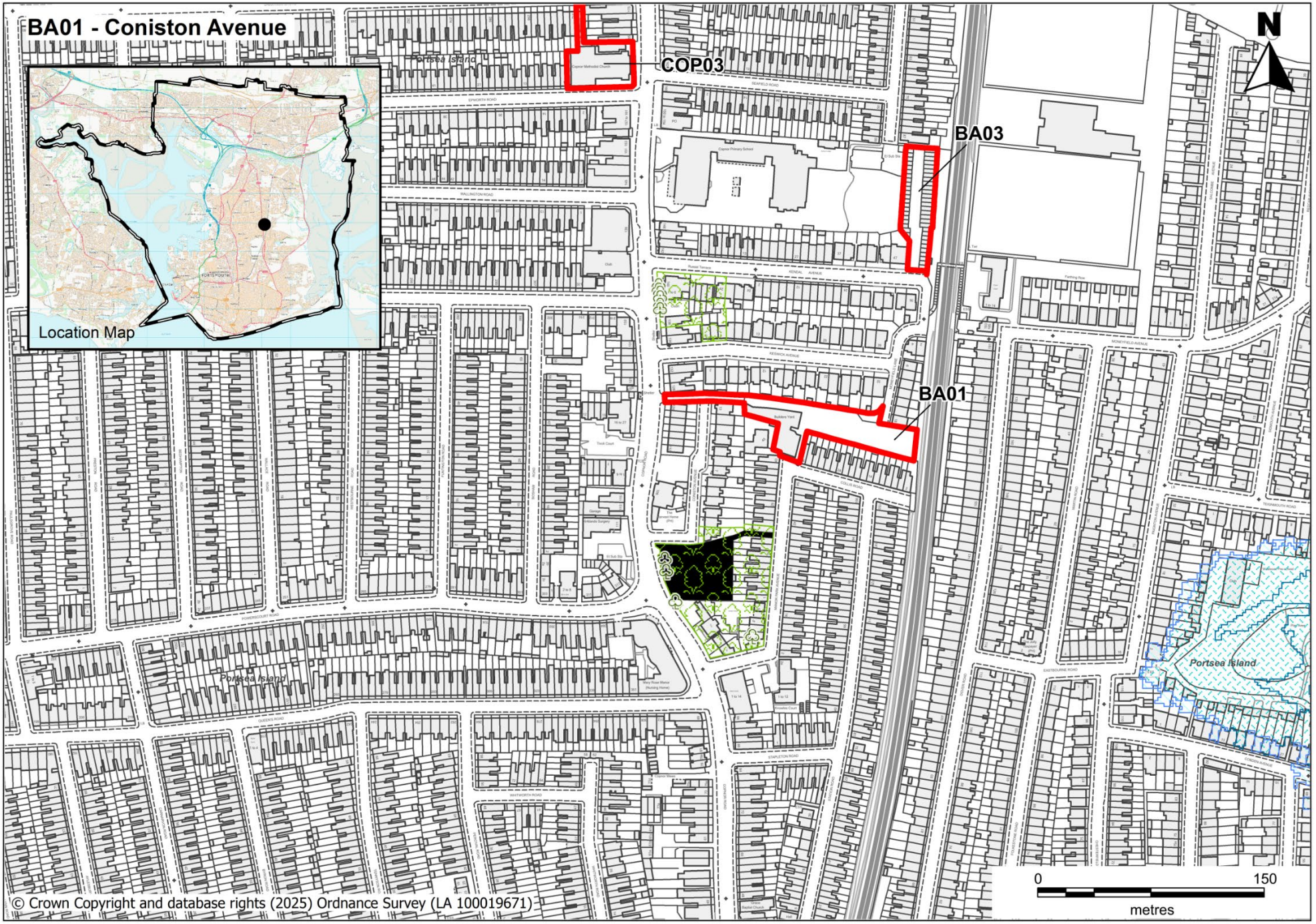
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use within years 6-10, allowing time for the existing use to relocate.

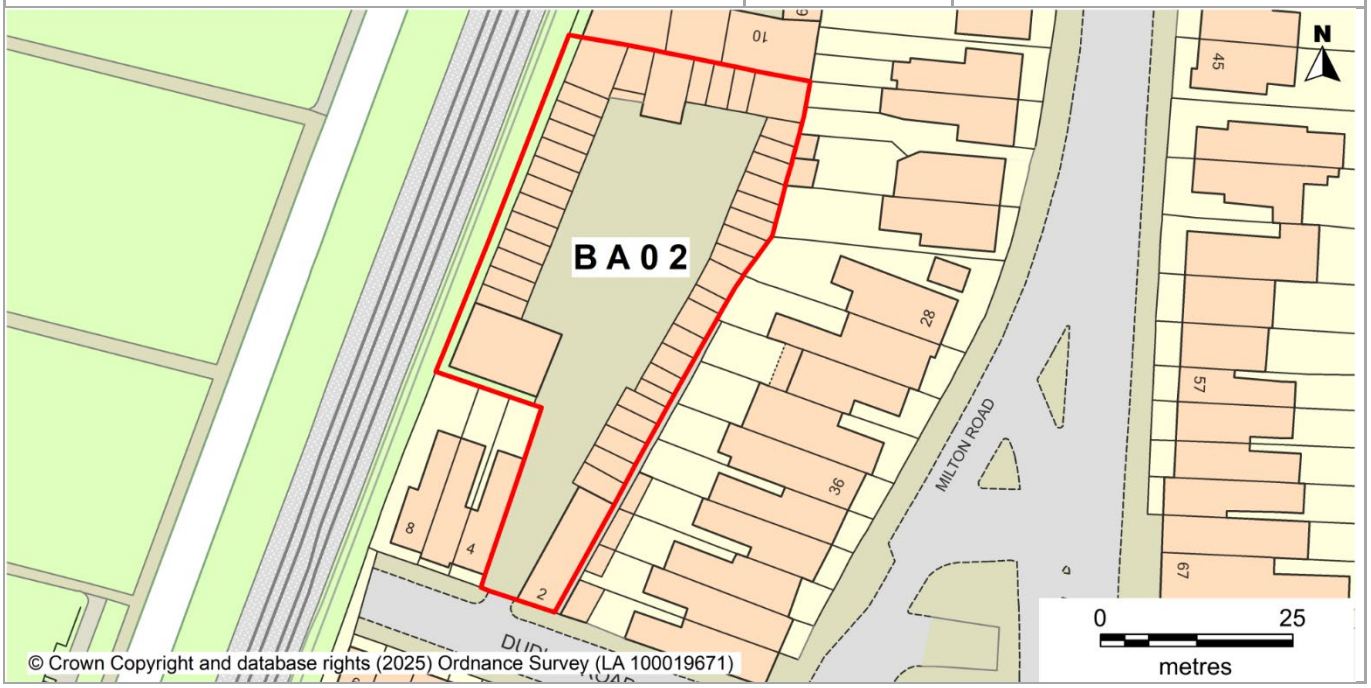
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Potential surplus employment land**
6-10 years:	**11**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.28**

BA01 - Coniston Avenue				
15+ years:	**0**	**0**	Indicative Density (dph):	**39**
Total:	**11**	**0**	Assessment Outcome:	**DEVELOPABLE**


BA01 - Coniston Avenue
Location Map
COP03
BA03
BA01
N
Portsea Island
Portsea Island
Portsea Island
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

BA02 - West of Milton Road (Copnor Bridge)

Site Address:	**West of Milton Road (Copnor Bridge)**	HELAA Site Reference:	**BA02**
Ward:	**Baffins**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

This irregular-shaped site comprises of various auto repair workshops located in a mostly residential area between Milton Road to the east and the railway line to the west. The residential properties in the area range from 2-3 storeys. Kingston Cemetery is to the west of the site, separated from the site by the railway line.

Relevant Planning History:

B*14953/AA - Outline: Construction of part two-storey/part single storey building to provide 11 one-bedroom flats with access road, associated car parking and landscape works - Consent granted 04.02.1994, but this has now lapsed.

A*10381/AA - Construction of five 2 & 3 storey dwellings with associated parking, cycle and refuse stores (outline application). Application refused 16.12.2005 (refused based on the view that the scheme represented over development of the site).

Suitability:

Suitable - The site has potential for residential use, the 'Approach to Employment Land' 2019 report produced by BE Group for PCC concluded that the site is unlikely to provide for future employment needs or more intensive employment development than present, so it did not recommend protecting for employment uses. Existing uses will need to be relocated or closed for the site to be developed for housing.

Existing access is quite narrow, but currently serves existing dwellings and employment on Dudley Road.

Noise mitigation measures would be required due to the close proximity of the railway line.

There are some Listed Buildings nearby, and an Historic Park and Garden (Kingston Cemetery) nearby to the south west of the site, but it is likely to be far enough away that significant impacts on these heritage assets from development at this site can be avoided.

Availability:

Available - The landowner has confirmed the site is available for development. The site boundary has been amended to reflect the area of land which is available.

Achievability:

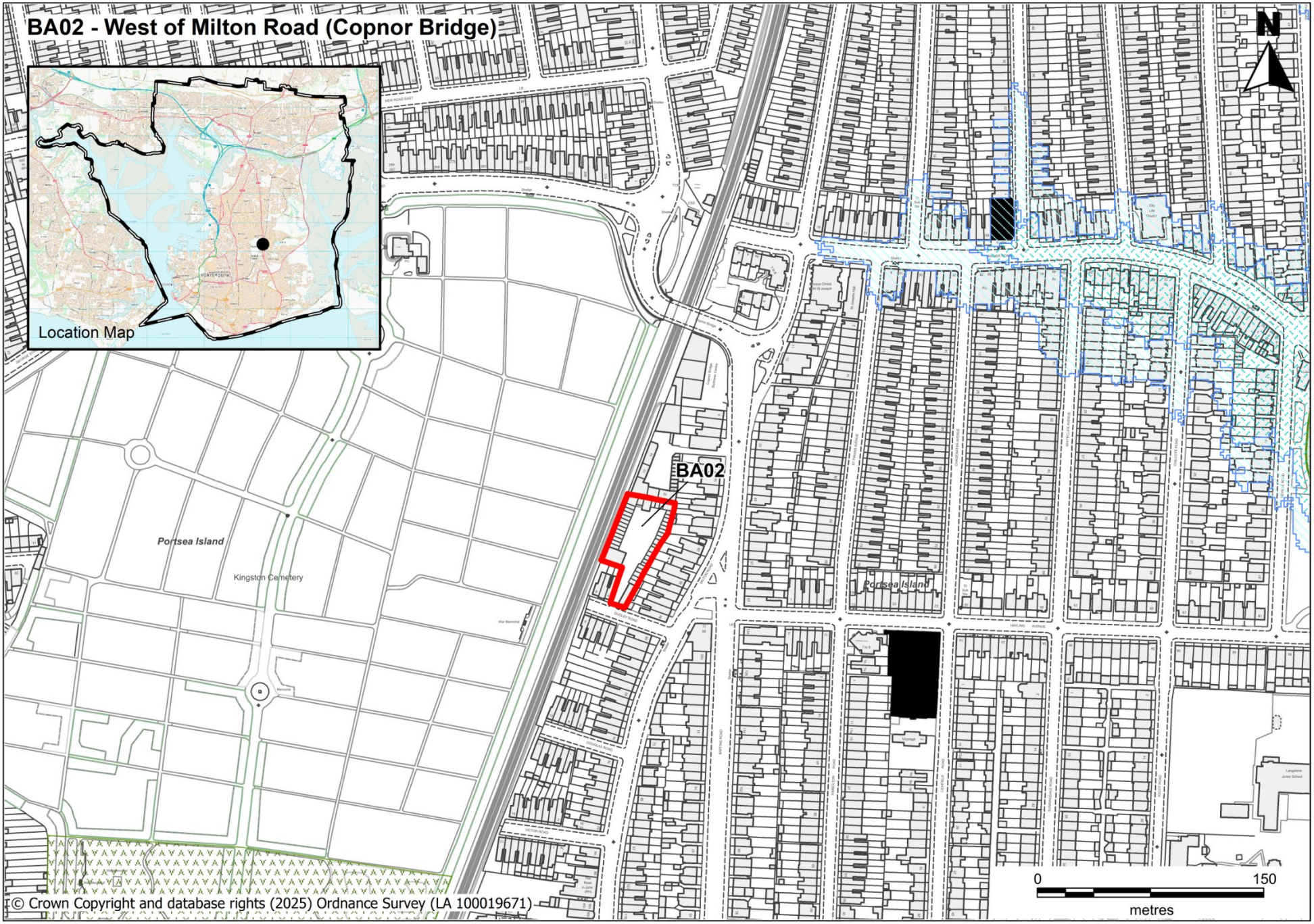
Achievable - there are no reasons to indicate that the site is not achievable.

Future development potential of site:

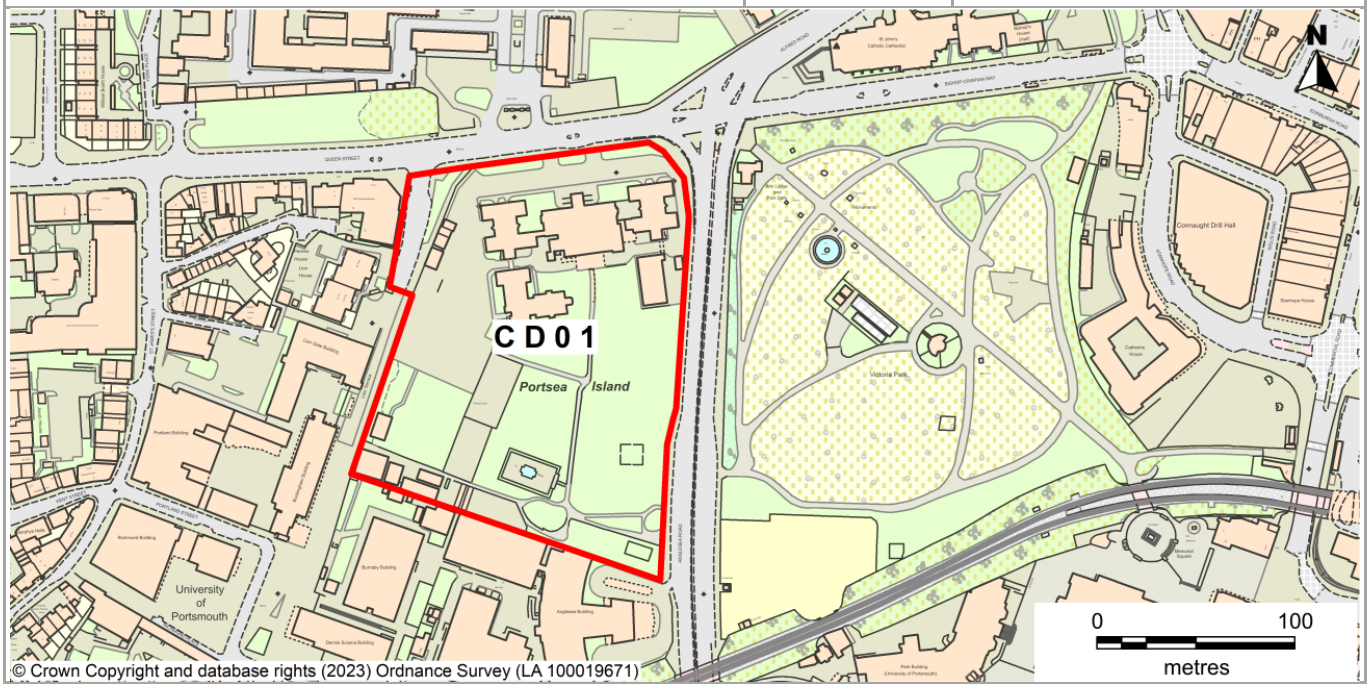
Developable - there is a reasonable prospect the site will be developed for residential use within the next 11-15 years, allowing time for existing uses to relocate.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Potential surplus employment land**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**8**	**0**	Gross Site Area (Ha):	**0.19**

BA02 - West of Milton Road (Copnor Bridge)				
15+ years:	**0**	**0**	Indicative Density (dph):	**42**
Total:	**8**	**0**	Assessment Outcome:	**DEVELOPABLE**


BA02 - West of Milton Road (Copnor Bridge)
Location Map
BA02
Portsea Island
Kingston Cemetery
Portsea Island
N
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

Site Address:	**Wardroom**	HELAA Site Reference:	**CD01**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site largely consists of the Wardroom, which is a Grade II listed building and is part of HMS Nelson. The remainder of the HMS Nelson base is located to the north of the site. The site boundary also includes the surrounding gardens of the Wardroom and a number of ancillary buildings, hard standing parking and tennis courts. The site's main existing access point is from Queen Street. There is another potential access point off Lion Terrace.

An array of land uses are located nearby, including education (the University of Portsmouth) to the south/south-west, commercial uses along Queen Street and residential uses to the west and north-west. Victoria Park is located to the east of the site. The City Centre is nearby, situated to the east/south-east of the site. Gunwharf Quays/The Hard are located nearby to the west. Portsmouth and Southsea train station is within walking distance.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - If existing heritage assets are to be retained and development involves conversion, the site is potentially suitable for residential development. The location of the site in close proximity to the City Centre means the location is very sustainable.

The main site constraints are the heritage assets both on and off-site. On-site the Grade II Listed Building of the Wardroom would need to be retained. The site is also located within Conservation Area 18 - Guildhall and Victoria Park, and is in close proximity to a number of other heritage assets, including Victoria Park (Grade II Registered Park and Garden).

There is an AQMA nearby.

Availability:

Available - The landowner has confirmed the site is available for development. The redevelopment of nearby Nelson Village will accommodate any lost military accommodation from this site.

Achievability:

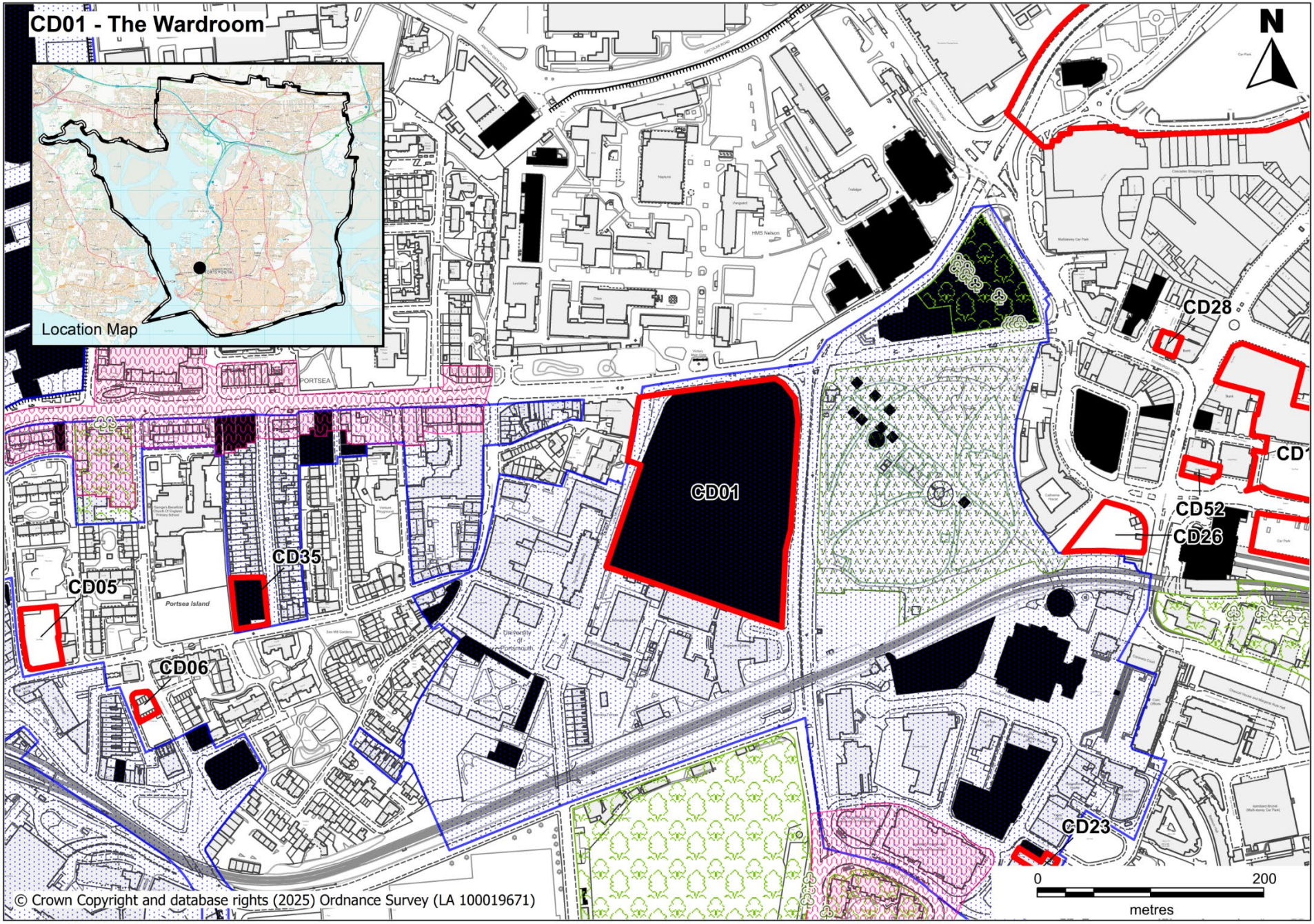
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for housing in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Surplus/likely to become surplus public sector land**
6-10 years:	**200**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**2.71**

15+ years:	**0**	**0**	Indicative Density (dph):	**74**
Total:	**200**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD01 - The Wardroom
Location Map
N
CD01
CD28
CD52
CD26
CD35
CD05
CD06
CD23
PORTSEA
Portsea Island
HMS Nelson
0
200
metres
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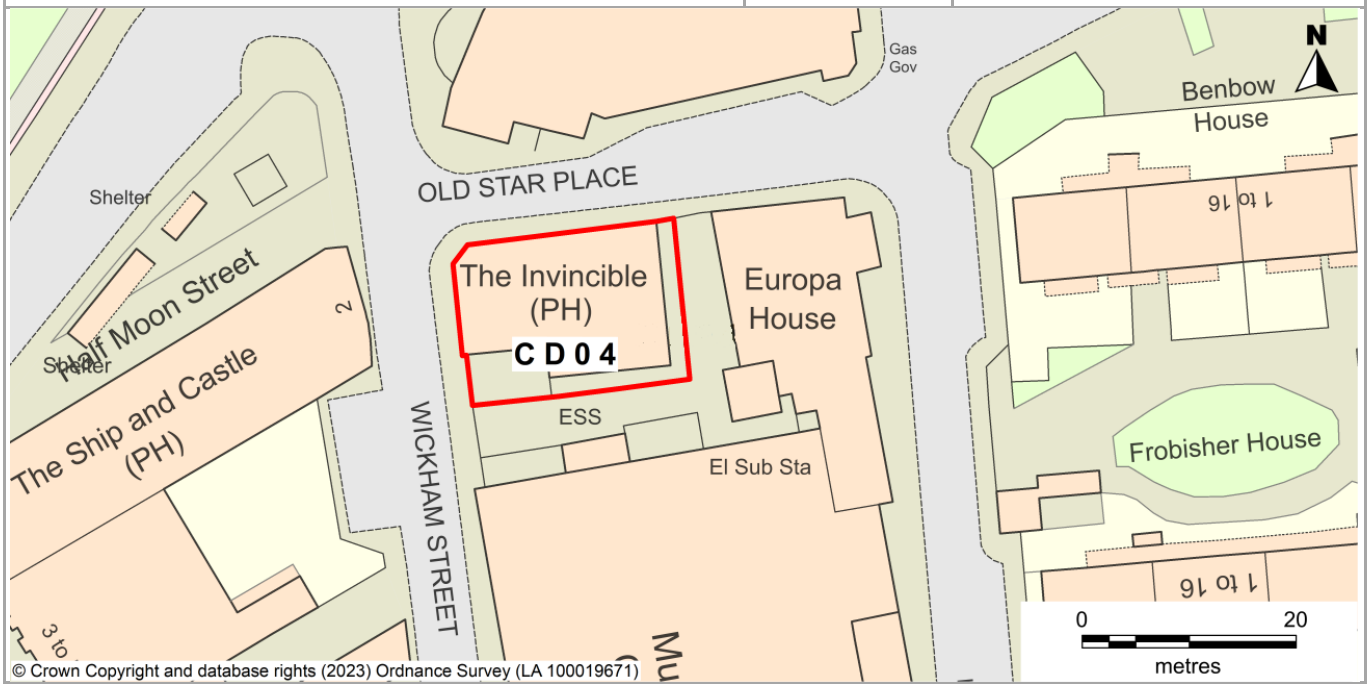
Site Address:	**The Invincible, Wickham Street**	HELAA Site Reference:	**CD04**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is occupied by the former Invincible Public House, which has a service yard area and narrow access way around the building. Demolition has taken place of upper floors, with only the ground floor remaining, being in a state of disrepair.

There is an array of land uses within the vicinity of the site, including a Premier Inn hotel to the north, The Ship and Castle public house to the west and student accommodation (Europa House) directly to the south and east. Europa House halls of residence is 16-storeys high and has a multi-decked car park. There is also some other housing in the vicinity, including apartment blocks.

Relevant Planning History:

18/00848/OUT - Outline application for construction of a twelve-storey building (3,317sqm GEA) to provide 76no. 'co-living' bedspaces with shared communal facilities comprising gymnasium, kitchens, laundry and residents' lounges; together with external amenity areas (Sui Generis) (principles of appearance, layout, access and scale to be considered). Planning permission granted 24.06.24. Application form describes the development as an HMO scheme.

25/00150/NMA - Application for non-material amendment to outline planning permission 18/00848/OUT to vary the wording of Conditions 4 (Residential Management Plan), 7 (Site Management Statement), 8 (Land Contamination), 10 (Archaeology) and 12 (Sustainable Construction) and to include an additional 'Reserved Matters' Condition relating to Landscaping. Approved 27.06.2025.

25/00762/NMA - Application for non-material amendment to planning permission 18/00848/OUT to seek approval of amended description of development and phasing plan. Pending decision.

Suitability:

Suitable - The site is suitable for development for housing as demonstrated by the outline planning permission for 'co-living' accommodation.

There are two Conservation Areas nearby, and there are a number of Grade II/II* listed buildings in the vicinity.

An AQMA is in close proximity to the north of the site.

The SPA is nearby to the west.

The above issues have been overcome in the extant planning permission.

Availability:

Available - It is assumed the site is available based on recent planning application.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

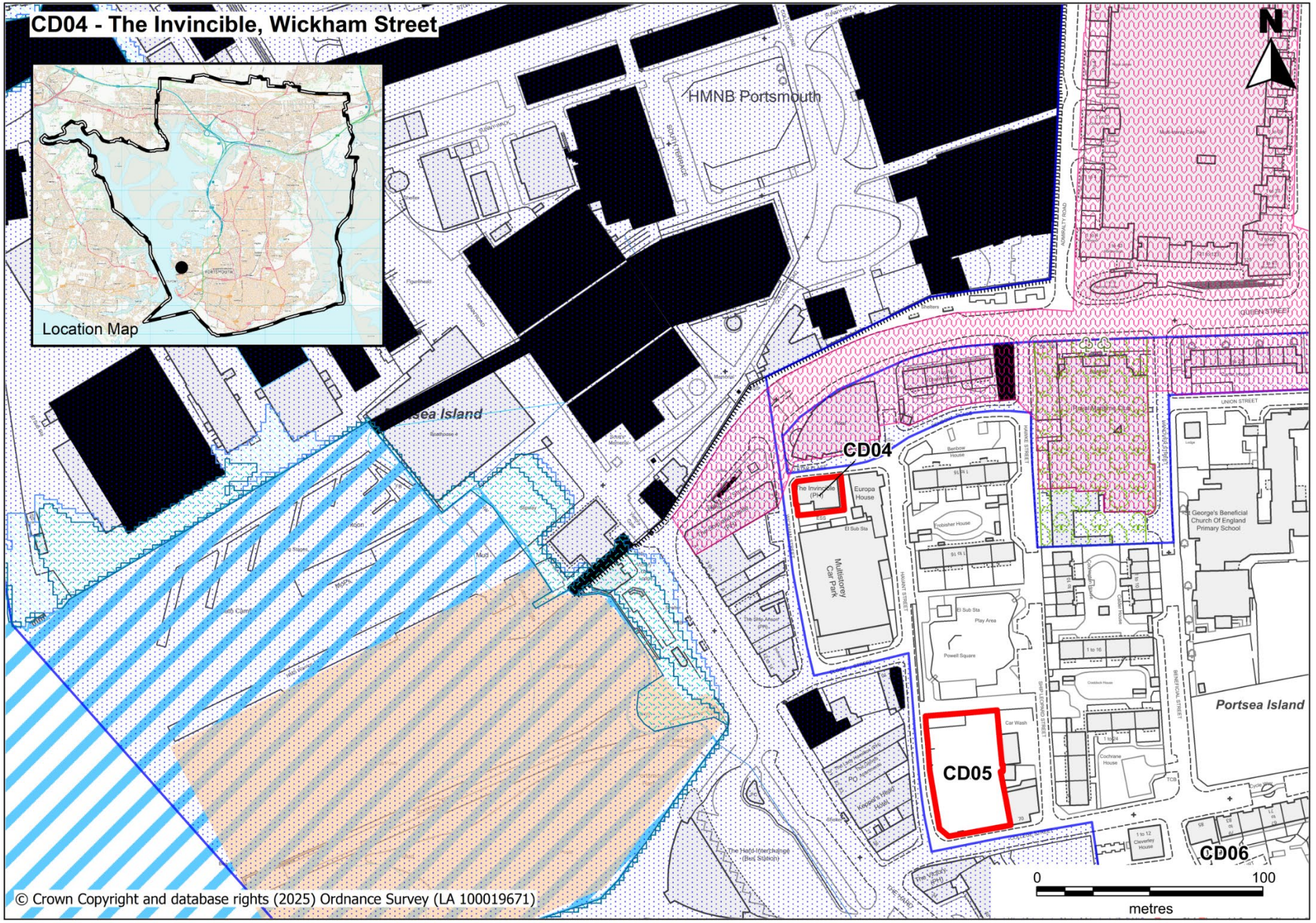
Future development potential of site:

Developable - The site benefits from outline planning consent for residential development, but as this is only in outline, and reserved matters applications are still to be submitted, the site cannot be considered Deliverable.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirement aspirations**

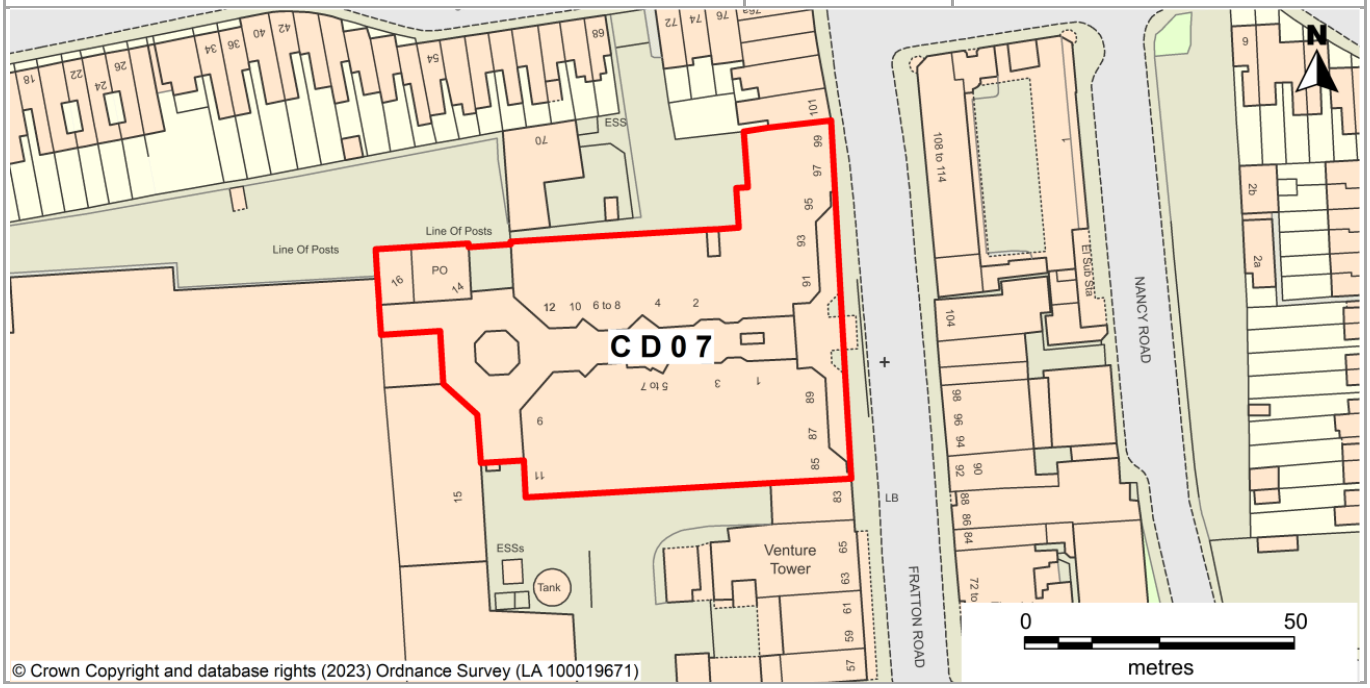
6-10 years:	**40****	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.03**
15+ years:	**0**	**0**	Indicative Density (dph):	**1333**
Total:	**40****	**0**	Assessment Outcome:	**DEVELOPABLE**

****This is the C3 equivalent number of dwellings. A ratio of 1.9 has been applied to the dwelling number in the extant planning permission due to this being described as HMO accommodation on the planning application form.**


CD04 - The Invincible, Wickham Street
Location Map
HMNB Portsmouth
CD04
CD05
CD06
Portsea Island
N
0
100
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

CD07 - Bridge Centre, Fratton

Site Address:	**Bridge Centre, Fratton**	HELAA Site Reference:	**CD07**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The Bridge Centre is a shopping centre which faces onto Fratton Road and physically links up with the Asda supermarket to the west. It has a range of shops and local amenities, but also a number of vacant units. Commercial and residential land use dominate the immediate surrounding areas.

Relevant Planning History:

No relevant planning applications within the last five years.

Suitability:

Suitable - The site is considered suitable for residential and commercial uses (excluding employment uses). Commercial uses to be on the ground floor with residential above. This would fit with the site's location in the Core Commercial Area of the Fratton District Centre as identified in the emerging PLP in policy PLP28: Town Centres.

There is an AQMA adjacent to the east, north-east and south-east of the site.

A Listed Building (The Guardsman Public House) is located nearby (approximately 75m) to the north of the site. Any future proposals would likely have to consider potential impacts on the Listed Building.

Availability:

Available - The landowner (PCC) has confirmed the site is available. There are a number of vacant units within the centre, and others are only on short term leases.

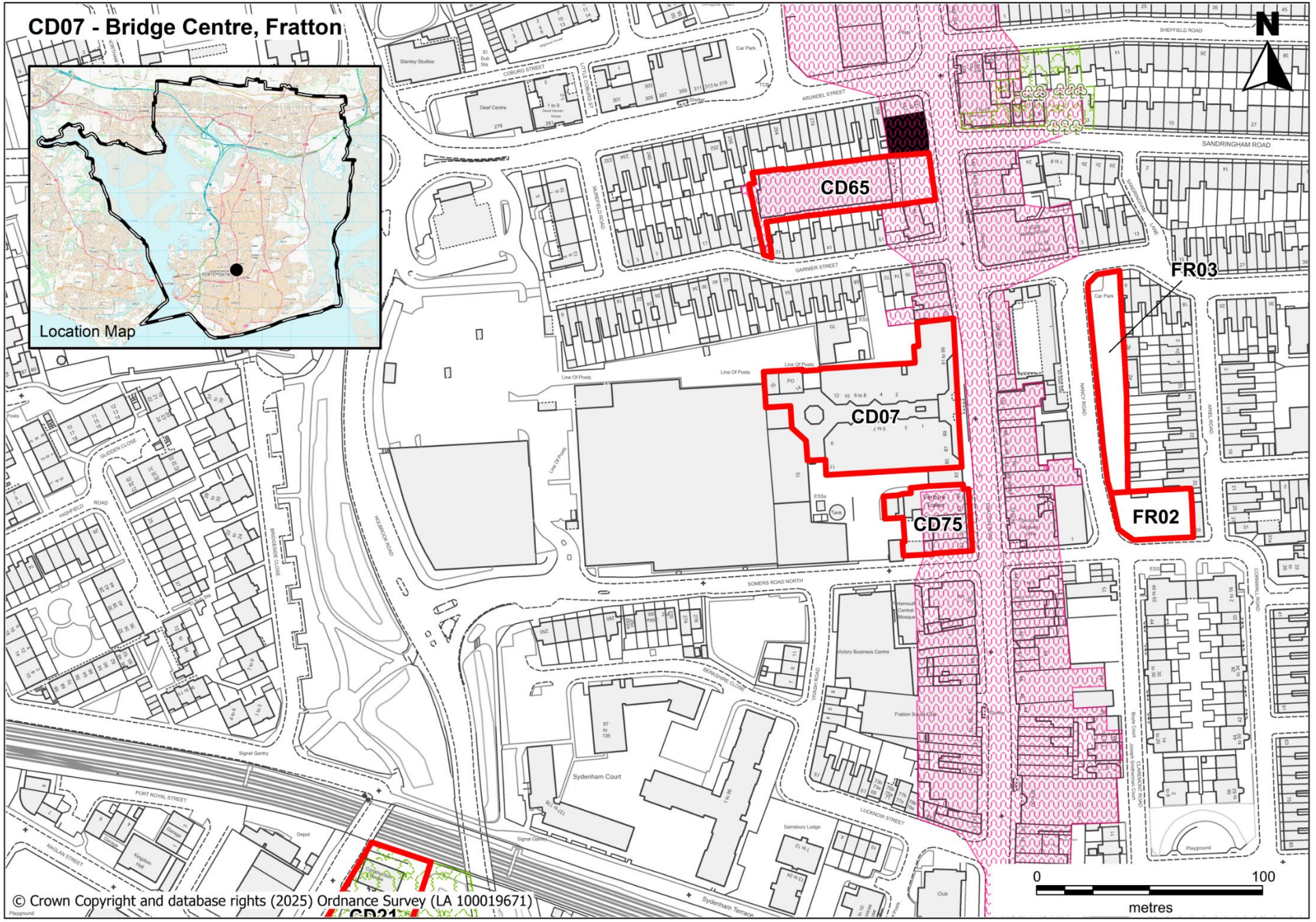
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**115**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.38**
15+ years:	**0**	**0**	Indicative Density (dph):	**304**
Total:	**115**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD07 - Bridge Centre, Fratton
Location Map
CD65
CD07
CD75
FR03
FR02
CD21
N
0
100
metres
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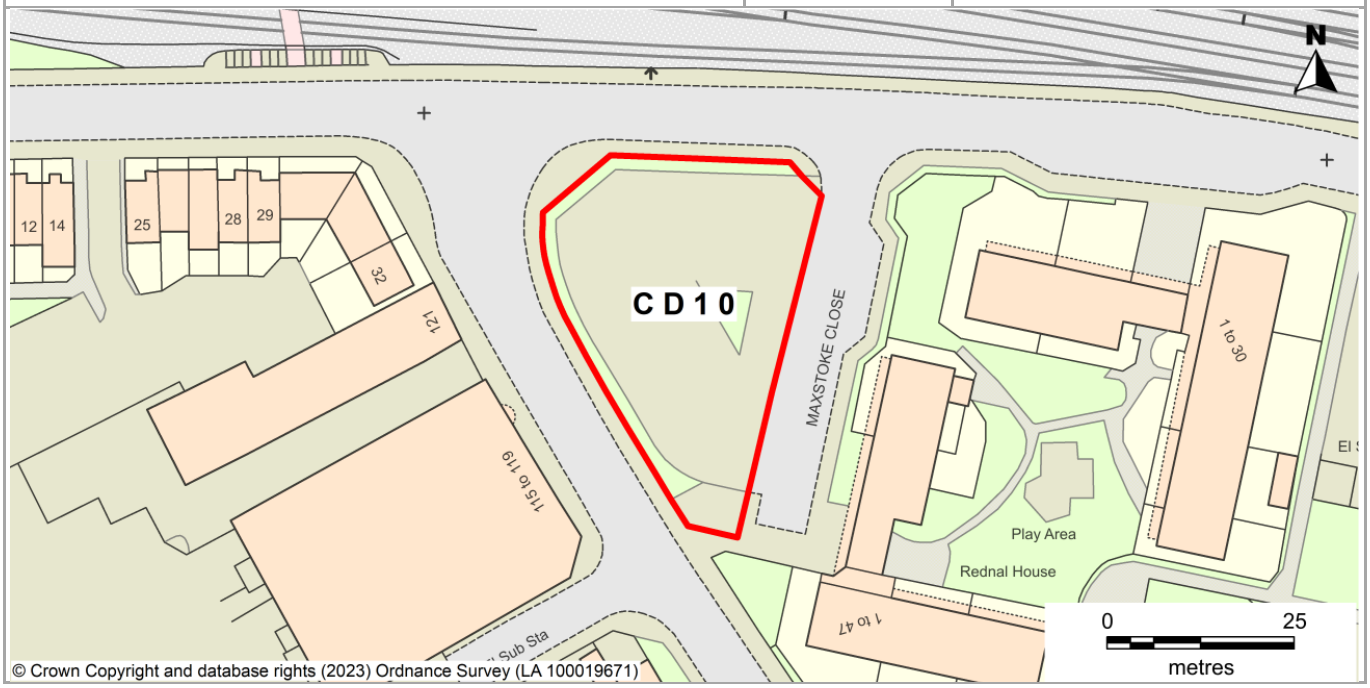
CD10 - Maxstoke Close Car Park

Site Address:	**Maxstoke Close Car Park**	HELAA Site Reference:	**CD10**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is currently a Council-owned car park with several large trees dotted along the boundaries. The surrounding area is predominantly residential, consisting of apartment blocks to the east (approximately 5-storeys high) and terraced housing to the north west. There is a builder's yard to the west and the railway line is to the north. Further to the north west is Portsmouth & Southsea train station and the City Centre. There are also a few industrial units in the vicinity of the site.

Relevant Planning History:

No relevant planning applications within the last five years.

Suitability:

Suitable - The site is suitable for residential development, being located in a largely residential area.
The car park is currently assigned parking for residents of the neighbouring PCC-owned apartments. It is possible that future development would need to accommodate part of this demand.
Given the proximity of the railway, noise mitigation measures may be required.
Given the existing trees on-site, root protection areas may constrain the amount of developable area and/or design of the site.
There is a Listed Building (St Luke's Church) nearby (approx. 185m) to the west of the site, but it is far enough away from the site that impacts from potential development are likely to be minimal.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

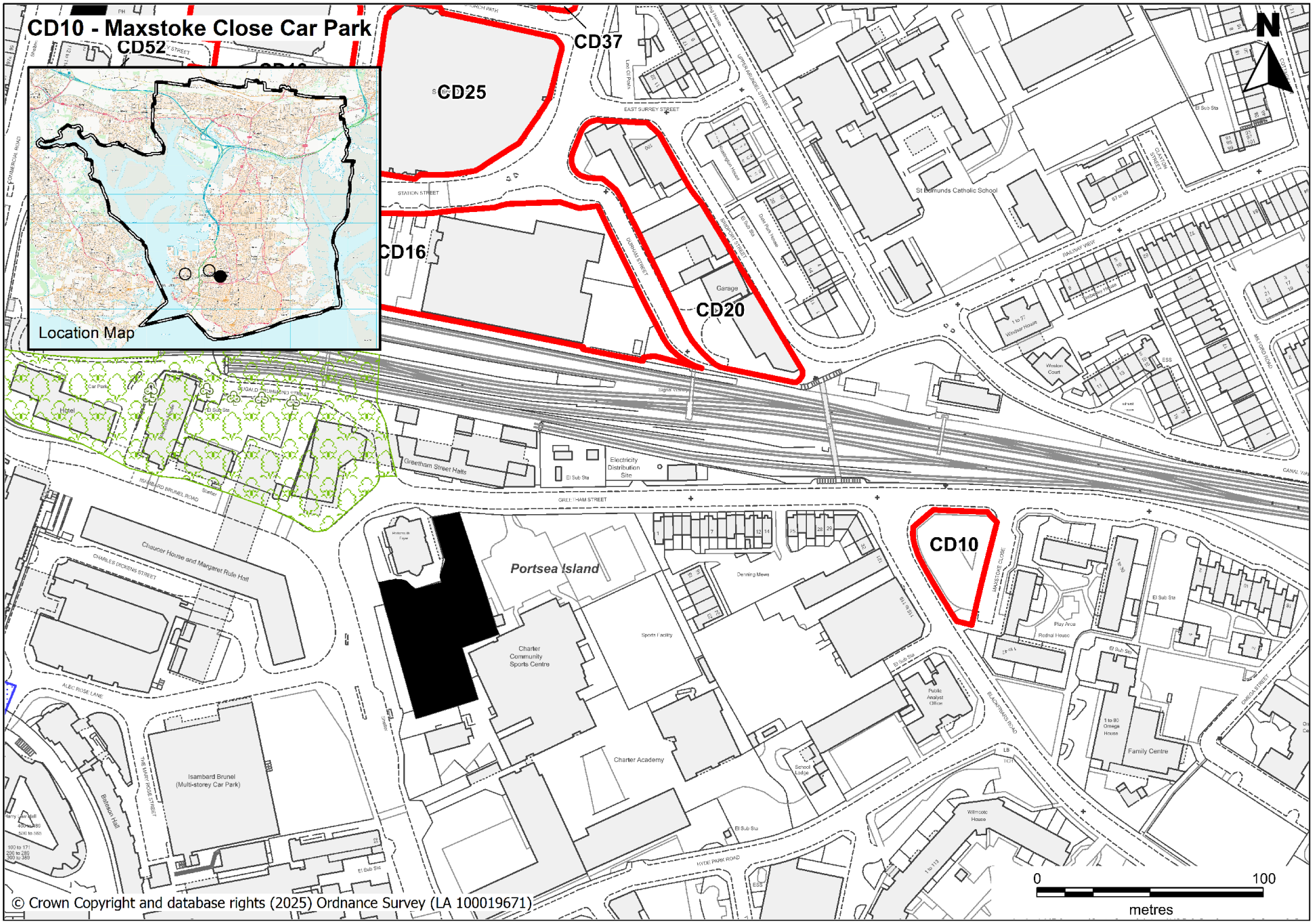
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**5**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.12**
15+ years:	**0**	**0**	Indicative Density (dph):	**42**
Total:	**5**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD10 - Maxstoke Close Car Park
CD52
CD37
CD25
CD16
CD20
CD10
Location Map
N
Portsea Island
Chaucer House and Margaret Rule Hall
Isambard Brunel (Multi-storey Car Park)
Charter Community Sports Centre
Charter Academy
Greetham Street Halls
St Edmunds Catholic School
Family Centre
0
100
metres
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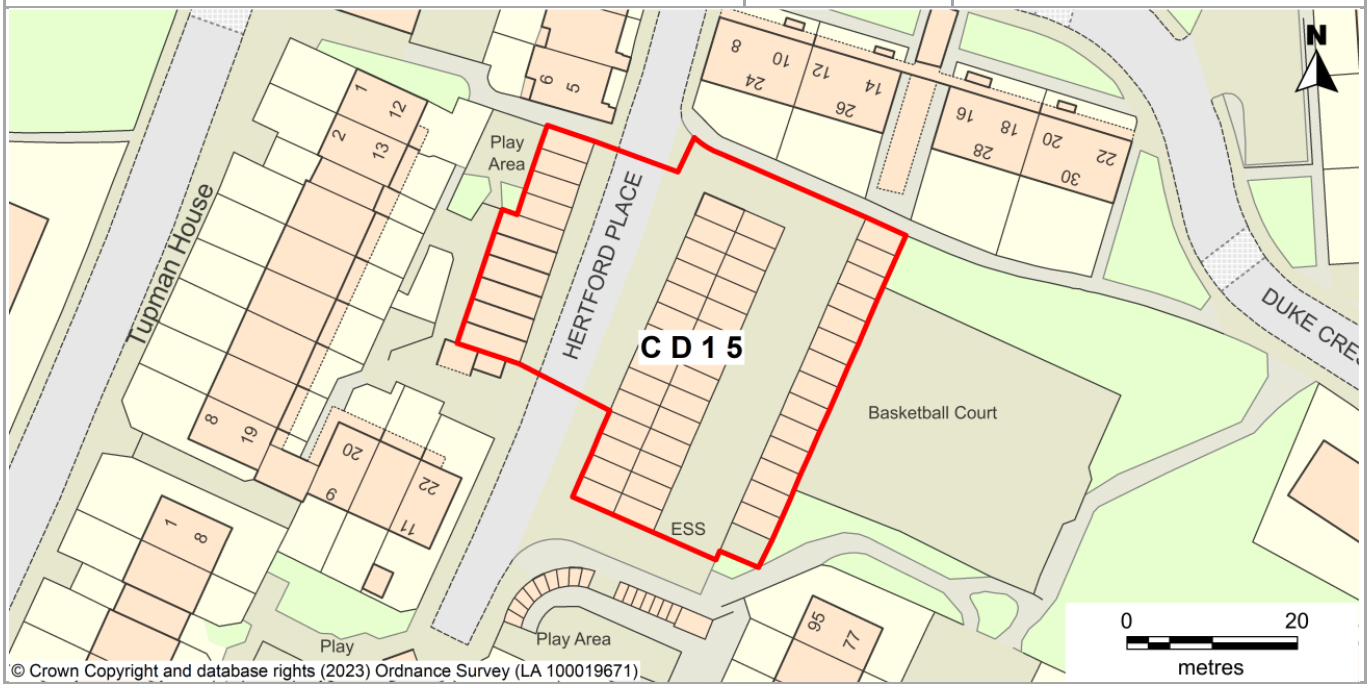
CD15 - Hertford Place

Site Address:	**Hertford Place**	HELAA Site Reference:	**CD15**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is currently comprised of garages that are owned by PCC. There is an electricity sub-station in the south-east corner. It is located in a predominantly residential area characterised by apartment blocks and masionettes. A basketball court and small green space adjoin the site to the east, and several small play areas are to the west and south. The only vehicular access point to the site is off Duke Crescent, but there are several other pedestrian-only access points.

Relevant Planning History:

No relevant planning applications in the past five years.

Suitability:

Suitable - The site is suitable for residential development given its location in a residential area.
There are no significant constraints to development.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

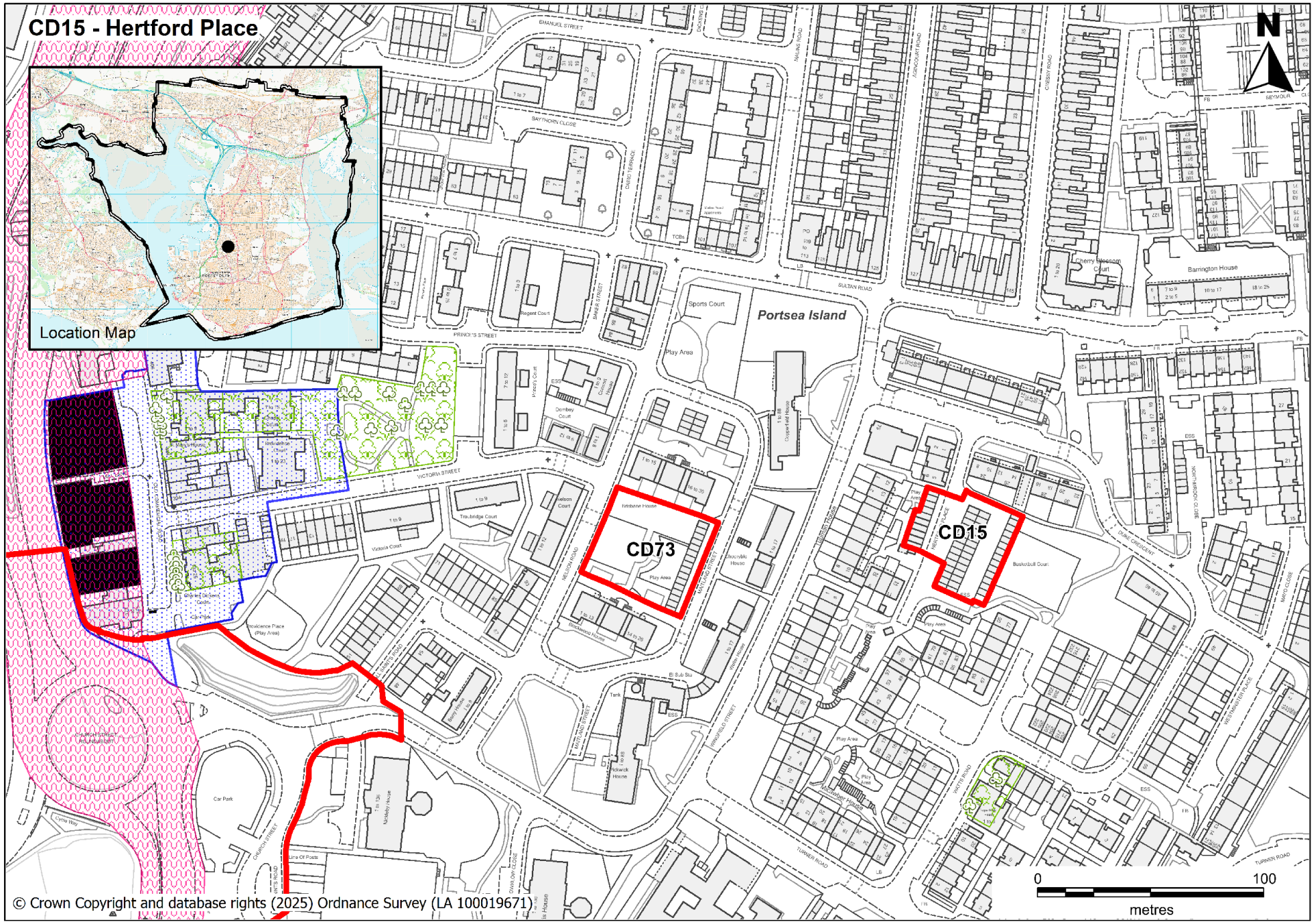
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**17**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.16**
15+ years:	**0**	**0**	Indicative Density (dph):	**106**
Total:	**17**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD15 - Hertford Place
Location Map
Portsea Island
CD73
CD15
Sports Court
Play Area
Barrington House
Cherry Blossom Court
Victoria Court
Victoria Street
Princes Street
Sultan Road
Nelson Road
Northumberland Street
Hereward Street
Edinburgh Road
Church Street
Museum Road
Car Park
Providence Place (Play Area)
Basketball Court
Mercator House
Pickwick House
Nicholas House
Line Of Posts
Tank
0
100
metres
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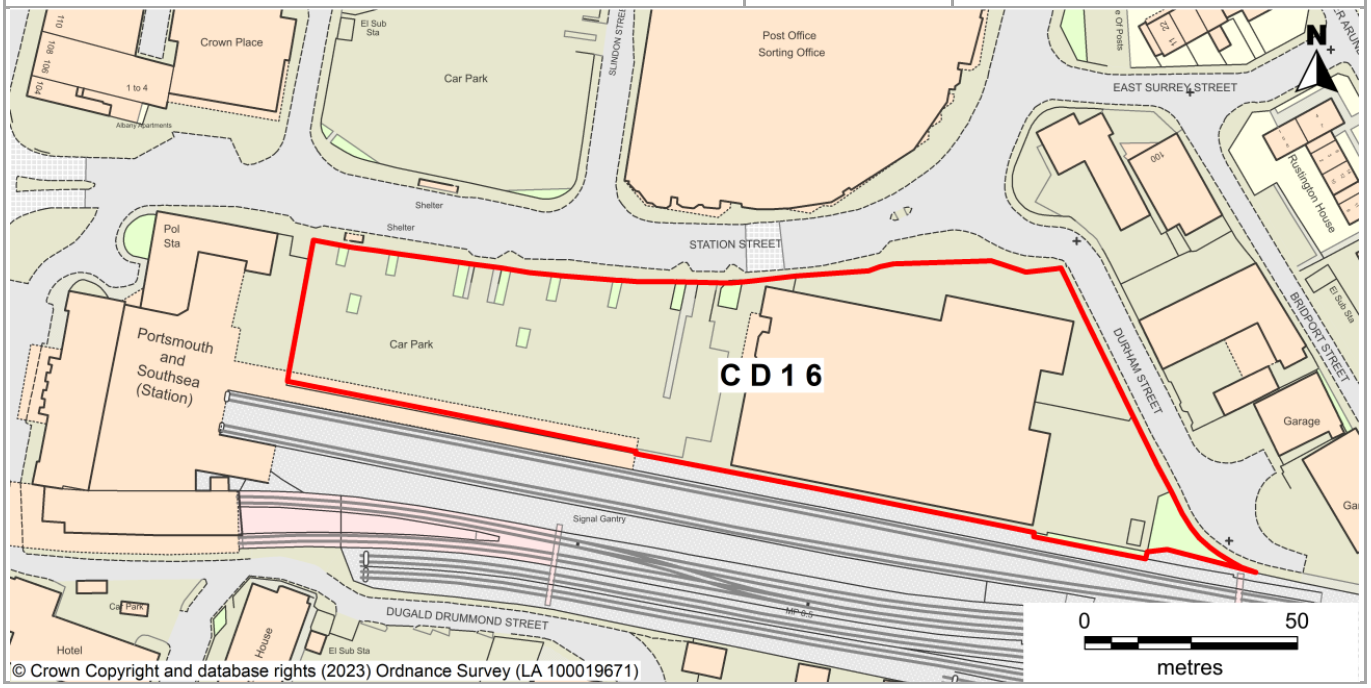
CD16 - Matalan Outlet and Car Park

Site Address:	**Matalan Outlet and Car Park**	HELAA Site Reference:	**CD16**
Ward:	**Charles Dickens**	HELAA Category:	**Mixed use**



Description of the existing site and its surroundings:

The site is located within the Station Street area of the City Centre and is currently occupied by the former Matalan outlet and car park which can be accessed via Station Street. The site is bounded by the highways of Station Street to the north and Durham Street to the east, and by the railway track and Portsmouth & Southsea Station to the south and west.

Land to the north of the site features a number of vacant buildings including the former Debenhams and car park (CD18), and the former Post Office Portsmouth Mail Centre (CD25). North-west of the site is student accommodation (Crown Place). East of the site features multiple existing employment-use buildings along Durham Street with various occupiers, namely vehicle services (vehicle hire; MOT centres; repairs services) and retail shops. Nearby land uses include retail and commercial uses within the City Centre including those on Commercial Road and in the Cascades Shopping Centre. Beyond the railway track to the south are buildings occupied by a mix of uses including student accommodation apartment blocks, short-term let and serviced-apartments, a City Centre hotel (Premier Inn), a driving test centre, and the Portsmouth City Council Civic Offices.

Relevant Planning History:

25/00223/DEM - Demolition of retail store. Prior notification required and granted 26.03.2025 (not yet implemented).

24/00837/FUL - Construction of 4-storey office building (Use Class E) to include new vehicular access from Station Street, public realm area, enclosed off-street car parking and landscaping. Planning permission granted 25.07.2025. This covers the western part of the site.

Informal pre-application discussions are ongoing relating to the use of the eastern part of the site.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre, part of the Station Road Regeneration Area identified in that policy, therefore, the site is considered suitable for residential and office floorspace, as well as main town centre uses. Given its location, the site is considered to have capacity for high density residential. The western part of the site benefits from planning permission for 8,000 sqm of employment floorspace.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for mixed use development will not conflict with that policy.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

Immediately to the west of the site boundary is the Grade II Listed Portsmouth and Southsea Station, one of the City's main railway stations, and to the immediate south is the platform canopy structure which is also listed. There are also other Listed Buildings in the vicinity. Development of the site will need to take these into account.

Due to close proximity to the railway station, noise mitigation is likely to be necessary.

The site is situated in a highly accessible location in the City Centre, in close proximity to Portsmouth and Southsea Station, one of the City's main railway stations. The nearest bus stops are on Station Street and Edinburgh Road/Commercial Road offering frequent bus services within the City and beyond.

Victoria Park Registered Park and Garden, and the Conservation Area it sits within (Guildhall and Victoria Park) is located nearby to the west, but there is intervening development between this and the site so it is unlikely to be affected by potential development.

There is an AQMA nearby to the south west.

Availability:

Available - It is assumed the site is available based on recent planning activity.

CD16 - Matalan Outlet and Car Park

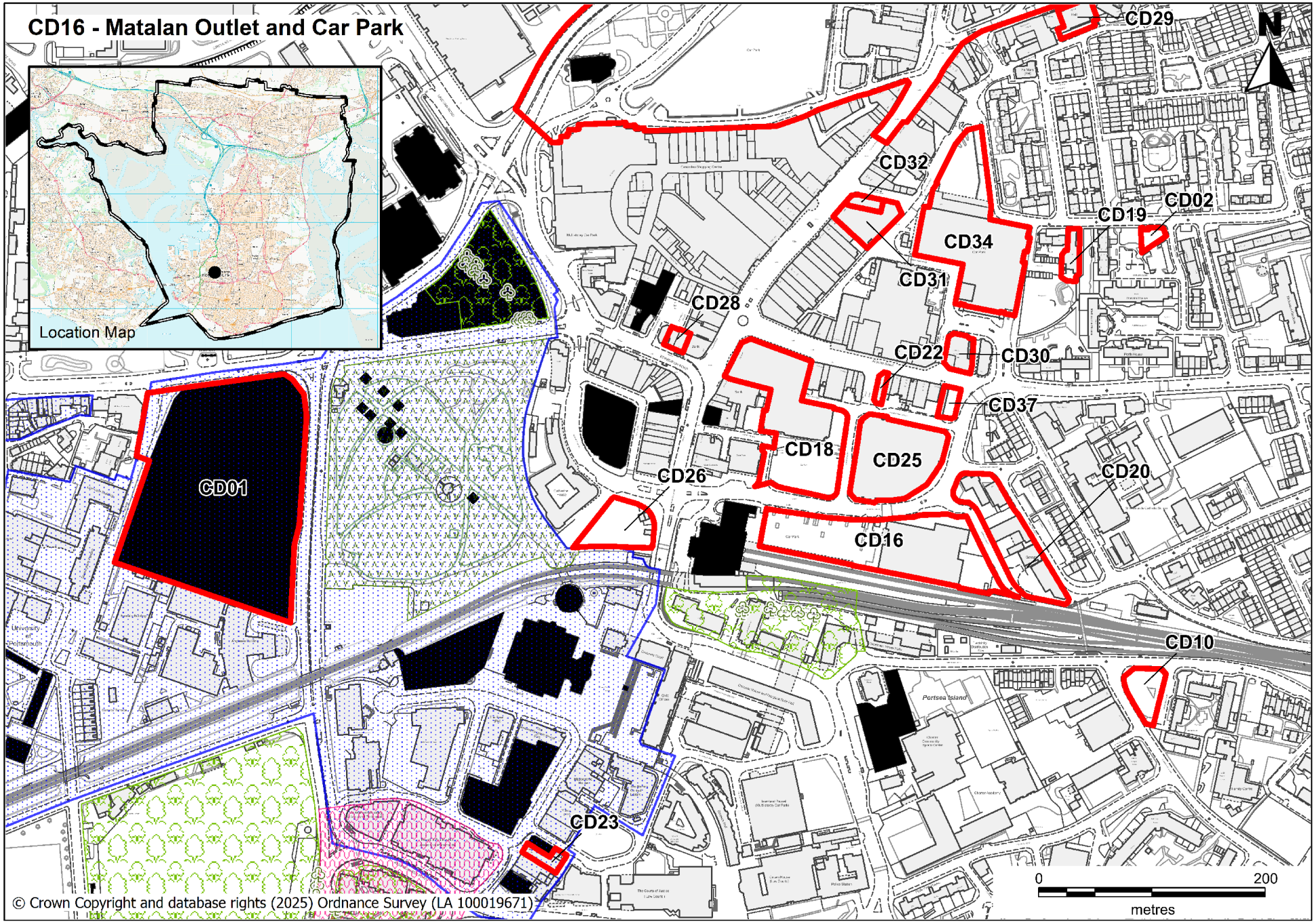
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable. Network Rail retain a right of access to the rear of the site, but there is no reason to believe this would affect achievability of development.

Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed for employment use in years 0-5 and residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**8,000**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**300**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.92**
15+ years:	**0**	**0**	Indicative Density (dph):	**652 (assuming half the site is for residential development)**
Total:	**300**	**8,000**	Assessment Outcome:	**DELIVERABLE**


CD16 - Matalan Outlet and Car Park
Location Map
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CD02
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CD26
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metres
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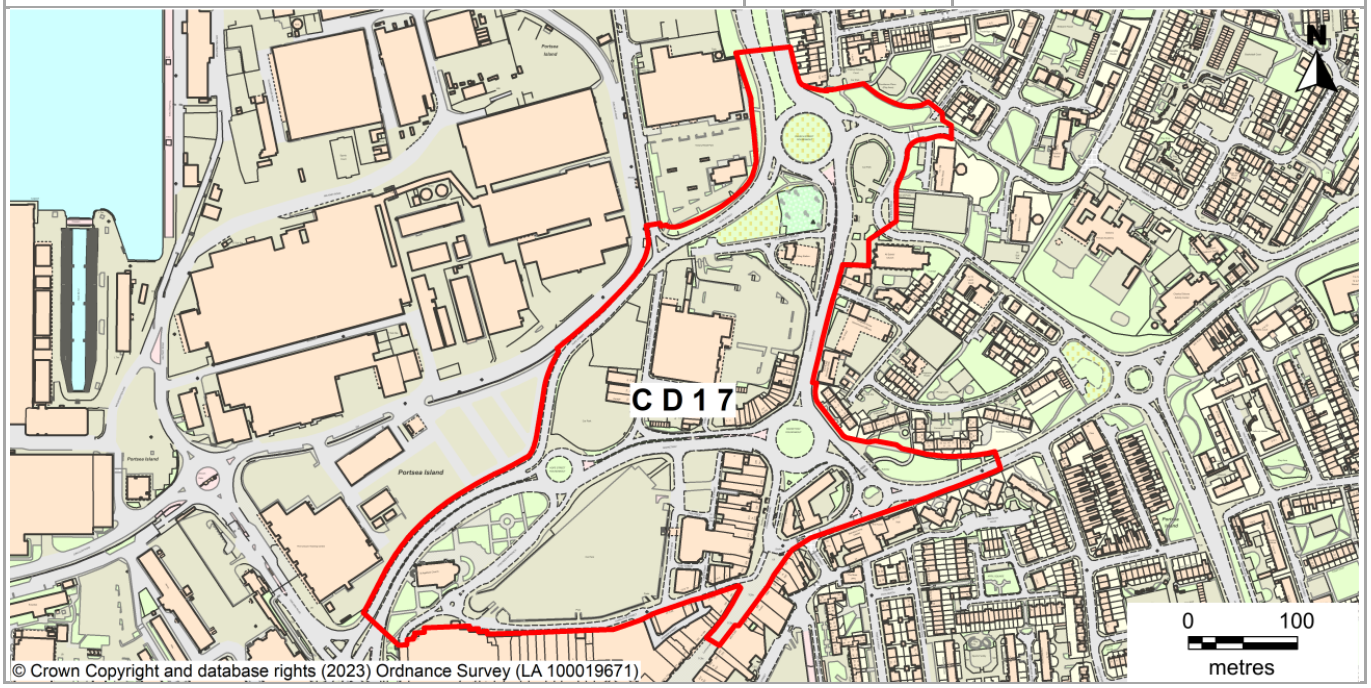
CD17 - City Centre North

Site Address:	**City Centre North**	HELAA Site Reference:	**CD17**
Ward:	**Charles Dickens**	HELAA Category:	**Mixed use**



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Description of the existing site and its surroundings:

The site is located in the northern part of the City Centre and comprises land bound by Church Street and Hope Street in the north; Commercial Road, Cornmill Street and Lake Road in the east; Marketway (A3) and Hope Street in the west and Charlotte Street and Cascades Approach in the south. The Grade II* Listed Building (Church of St Agatha) is located in the south west corner of the site, adjacent to the NCP Car Park Portsmouth Marketway - the site of the former Tricorn Centre. The site is occupied by various town centre uses including restaurants and fast food restaurants/takeaways (including McDonalds and Taco Bell), retail and charity shops, a supermarket and convenience store, leisure facilities including an indoor skatepark ('meanwhile use') and a gym, and a petrol station. The site also features vacant buildings including the former Sainsburys superstore and car park on Fitzherbert Street. There are also multiple areas of car parking and hardstanding on the site (NCP Car Park Portsmouth Market Way to the south; All Saints Car Park to the north-east; Clarence Street Car Park to the west).

Portsmouth and Southsea Station, one of the City's main railway stations is located nearby to the south. Land uses in the vicinity include retail and commercial uses within the City Centre such as those on Commercial Road and in the Cascades Shopping Centre. To the west and north-west is the Royal Navy operating base HM Naval Base Portsmouth set within Portsmouth Harbour. To the east is Landport, an established residential area.

Relevant Planning History:

22/00958/CS3 - Construction of a new section of carriageway to create a two-way bus lane along Unicorn Road into Cascades Approach, with new cycle lane provision, lighting and drainage, and realignment of Cascades car park entrance. Associated highway improvement works, along Unicorn Road, Marketway and Charlotte Street, including the reconfiguration of the existing highway and amendments to Unicorn Road junction from the Portsmouth Naval Base, removal and provision of new crossing points and cycle lane provision. Tree removal, landscaping and associated engineering and temporary construction works including a temporary site office. Consent granted 09.09.2022. This scheme has now been completed.

23/00349/DOC - Application to seek approval of details reserved by conditions 3 and 5 of planning permission 22/00958/CS3 (Contamination, Landscaping). Approved 08.09.2023.

24/01513/DOC - Application to seek approval of details reserved by conditions 4 (Verification Report), 5 (Landscaping Details) and 7 (Landscape Management Plan) of planning permission 22/00958/CS3. Approved 07.03.2025.

22/01243/CS3 - Outline planning application for demolition of existing buildings and the construction of a phased development of up to 2,300 residential units (Use Class C3), up to 10,000sqm non-residential uses (Use Classes E, F1 and F2), and associated servicing facilities, parking, plant space, open space (including a public park), landscaping, access and highways works. Phase 1 to comprise residential units and non-residential uses with full details of access, layout, scale and appearance provided, with landscaping reserved. Subsequent phases to comprise residential units and non-residential uses with details of strategic means of access provided with all other matters reserved. Resolution to grant planning permission since 25.10.2023.

CD17 - City Centre North

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for regeneration and therefore the site is considered suitable for residential and office floorspace, as well as main town centre uses. Given its location, the site is considered to have capacity for high density residential. The site is situated in a highly accessible location in the City Centre, with good accessibility by motorised transport with connectivity into the City Centre and across Portsmouth via the A3. The site also offers access to the M275 to the north. The nearest train station is Portsmouth and Southsea which is approximately five minutes' walk to the south of the site. There is good bus connectivity in the area.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

A small part of the north-eastern corner of the site (0.27% of the site) is located within the Mile End Conservation Area which extends beyond the boundaries north of the site.

The Grade II* Listed St Agatha's Church is located within the site, and there are other Listed Buildings nearby, therefore, the development of the site will require careful consideration with regard to heritage assets.

Victoria Park Registered Park and Garden is located nearby (approx. 175m away) to the south west.

The site is located within an AQMA; any planning application would need to be supported by information as is necessary to allow full consideration of any potential air quality impacts on future occupiers.

The issues above have been overcome in the planning application which has resolution to grant planning permission.

The planning application for development of this site is for 'up to' 2,300 dwellings but included indicative masterplans showing proposals for a lower figure of 1,860 dwellings. It has been established through highways studies on the site that a figure of 1,600 would be feasible without alterations to the highway network, and associated costs of improving the road network could therefore, be potentially avoided. For this reason, the lower figure of 1,600 dwellings is used as a minimum number for this site, with 2,300 being the maximum.

Availability:

Available - The landowner (mostly PCC) has confirmed the site is available for development. Mace has been appointed to lead on the delivery strategy for the site.

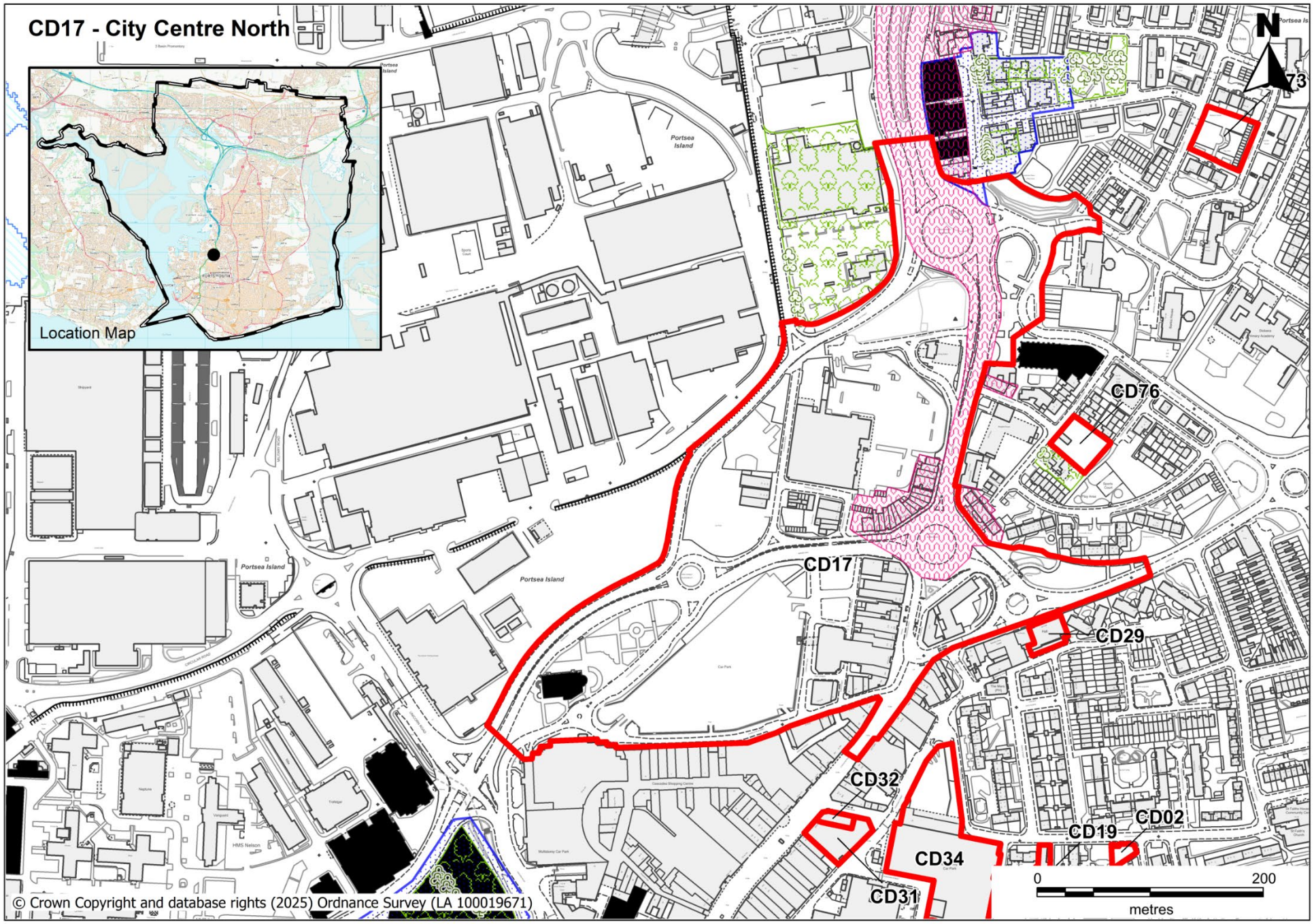
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Deliverable - There is reasonable prospect the site will be developed for residential use within years 0-5, and residential and employment use in years 6-10 and 11-15.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**550**	**-15,757**	Site Source:	**Existing housing and economic development allocation**
6-10 years:	**525-875**	**5,000**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**525-875**	**5,000**	Gross Site Area (Ha):	**13.14**
15+ years:	**0**	**0**	Indicative Density (dph):	**175**
Total:	**1,600-2,300**	**-5,754**	Assessment Outcome:	**DELIVERABLE**


CD17 - City Centre North
Location Map
N
73
CD76
CD17
CD29
CD32
CD19
CD02
CD34
CD31
0
200
metres
Portsea Island
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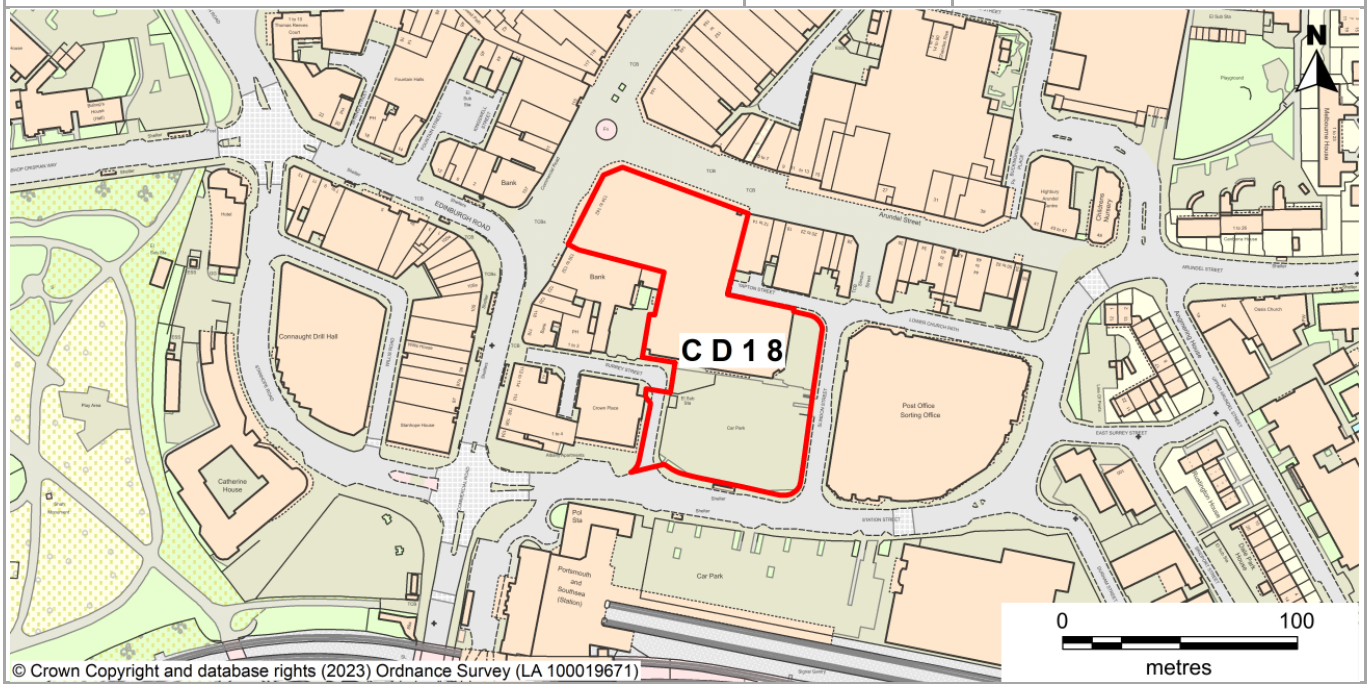
CD18 - Debenhams, Commercial Road

Site Address:	**Debenhams, Commercial Road**	HELAA Site Reference:	**CD18**
Ward:	**Charles Dickens**	HELAA Category:	**Mixed use**



Description of the existing site and its surroundings:

The site is the former Debenhams department store and rear parking area which closed in 2020. The now-vacant Debenhams department store building occupies the majority of the site in the north, and the car park occupies the southern part of the site. Part of the site is currently fenced off with the parking area used for temporary storage. The site is accessible on foot via Arundel Street and Commercial Road and by vehicle at the rear via Slindon Street and Surrey Street.

Adjacent to the south west of the site is Crown Place student accommodation block and some retail and banking units. Adjacent to the south is the Station Street car parking area. To the east are some vacant buildings, notably the former Post Office Portsmouth Mail Centre (CD25). To the north and west are some small retail units running along Commercial Road and Arundel Street, and to the south is the former Matalan outlet and car park (CD16).

The site is bounded by Arundel Street to the north, Commercial Road and Surrey Street to the west, Slindon Street and Yapton Street to the east, and Station Street to the south. The site is located within the City Centre, the northern part is situated within the Commercial Road Shopping Area and the southern part is located within the Station Square and Station Street area.

Relevant Planning History:

24/00650/OUT - Outline application for redevelopment of site to include demolition of existing former retail store (Class E) and the construction of 4 replacement buildings of 5, 16, 24 and up to 36 storeys in height accommodating ground floor retail units (Class E(a) - 1,058sqm), commercial office space and gym (Class E(g)(i) - 3,600sqm) and community space (Class F2 - 300sqm) and 569 apartments (267 x 1-bedroom; 269 x 2-bedroom; and 33 x 3-bedroom) with access, layout and scale only to be considered at this stage (appearance and landscaping to be reserved matters). Pending decision.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for future regeneration and therefore the site is considered suitable for residential and office floorspace, as well as main town centre uses. Given its location in the City Centre, the site is considered to have capacity for high density residential.

The site is located within the City Centre Commercial Road Area of the emerging allocation and considered to be highly accessible via public transport. The nearest train station is at Portsmouth & Southsea Station, one of the City's main railway stations. The nearest bus stops are on Edinburgh Road, Commercial Road, and Station Street offering frequent bus services within the City and beyond.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as most of it sits outside the Core Commercial Area, development of the site for mixed use development will not conflict with that policy.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are a number of heritage assets in the vicinity of the site, including the Grade II listed Midland Bank on the northern side and western end of Surrey Street, facing onto Commercial Road, the Grade II listed Halifax Building Society Building located opposite the entrance to Surrey Street, and the Grade II listed Portsmouth and Southsea Railway Station. Potential impacts on these will need to be taken into account.

Victoria Park Registered Park and Garden and the Conservation Area it sits within (Guildhall and Victoria Park) are located nearby to the west, but far enough away that they are unlikely to be affected by any potential development.

There is an AQMA nearby to the south west.

Availability:

Available - The landowner has confirmed the site is available for development.

CD18 - Debenhams, Commercial Road

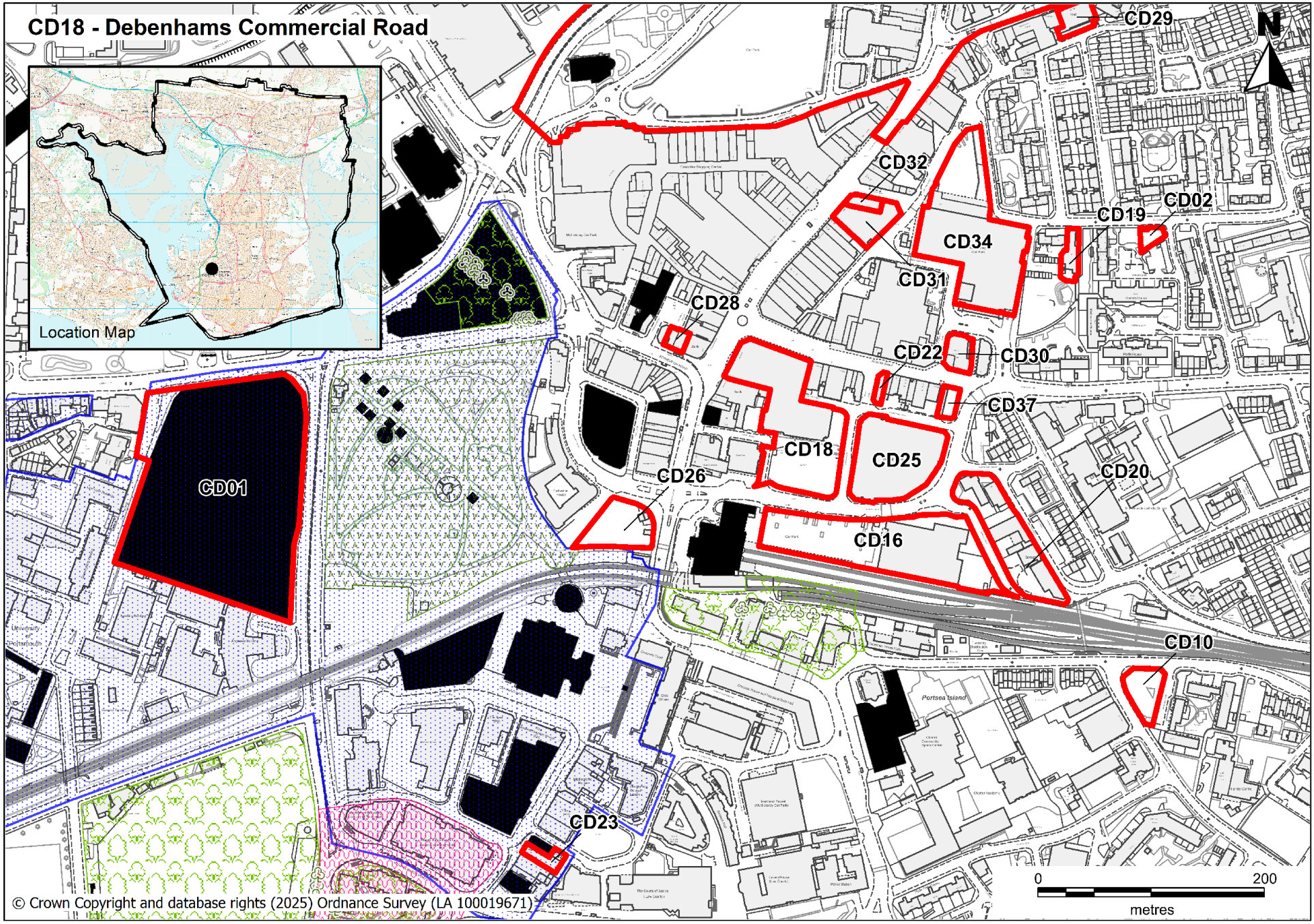
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed for housing and employment uses in years 0-5 and 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**300**	**3600**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**269**		Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.79**
15+ years:	**0**	**0**	Indicative Density (dph):	**720**
Total:	**569**	**3600**	Assessment Outcome:	**DELIVERABLE**


CD18 - Debenhams Commercial Road
Location Map
CD01
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metres
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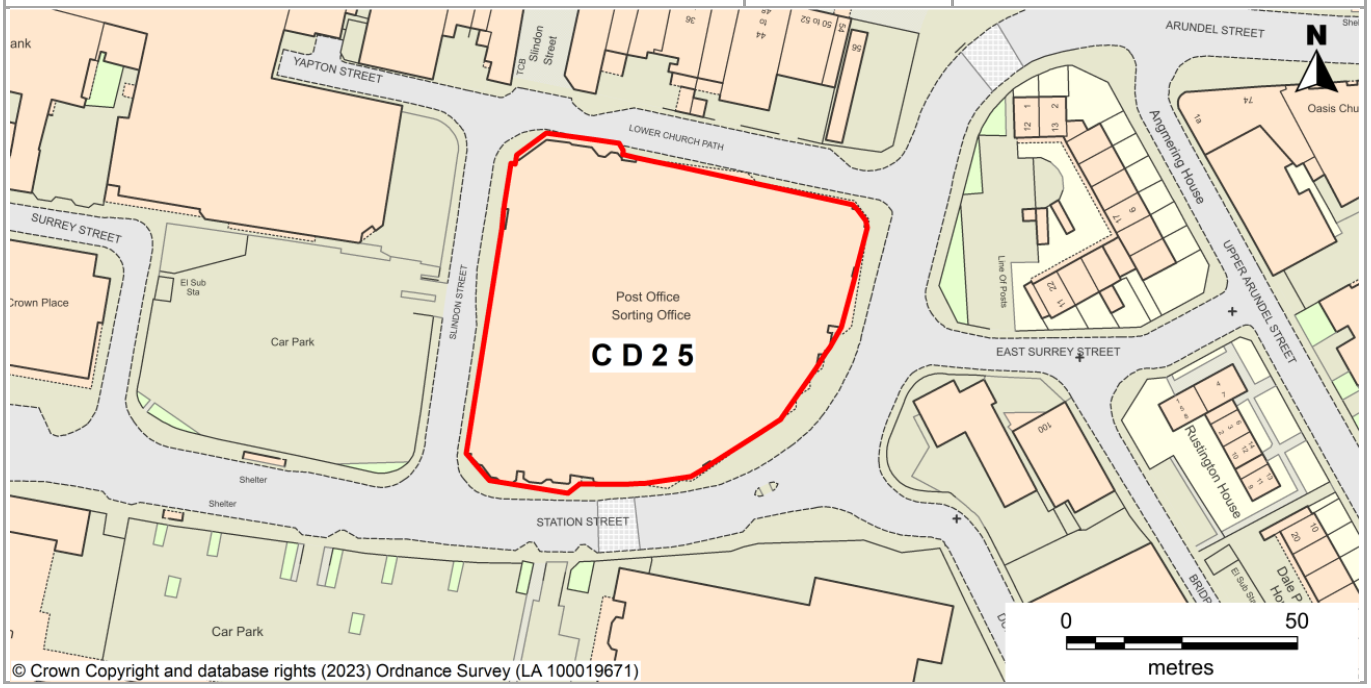
CD25 - Portsmouth Mail Centre

Site Address:	**Portsmouth Mail Centre**	HELAA Site Reference:	**CD25**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of the former Royal Mail Sorting Office and Post Office building, located on the main circulatory road within the City Centre. The vacant building is a double height depot including a loading platform, parking and plant area. The site is bounded by Station Street, Slindon Street, and Lower Church Path. The site is within the immediate vicinity of the city's main commercial and shopping area.

Relevant Planning History:

20/00407/OUT - Outline application with all matters reserved except access and scale for the construction of a building up to 19 storeys/62m for circa 176 no. dwellings (Class C3); parking and servicing with access from Lower Church Path; podium level open space and associated works following demolition and removal of existing buildings and structures. Permission granted 28.02.2024.

20/00152/FUL - Change of use of part of the building to form hotel (Class C1); External alterations to include: construction of two additional storeys, replacement of all facades, formation of roof terraces and demolition of eastern part of the building (amended description and drawings). Permission granted 18.10.2024.

24/01246/FUL - Construction of 6-storey building comprising 1 and 2 bed residential units (Class C3), commercial space on the ground floor (Use Class E) to include access, landscaping, servicing and other associated works, following demolition of existing structures on site. Pending decision. This application covers the whole site, the application form specifies that the application is for 102 dwellings, and 1027.6 sqm net additional floorspace use class E(c)(iii), though these are not specified within the description of development.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for further future regeneration and is considered suitable for residential development. The site is within the City's main commercial and shopping area. The area is highly accessible, close to Portsmouth and Southsea train station, a transport interchange, and the convergence of many of the city's bus routes along Commercial Road. The site has been subject to previous planning consents for residential and hotel use which have established the suitability of the site.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for residential development will not conflict with that policy.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are Listed Buildings nearby, but these are likely to be far enough away to avoid being impacted by any potential development.

Victoria Park Registered Park and Garden and the Conservation Area it sits within (Guildhall and Victoria Park) are nearby to the west of the site, but are also unlikely to be affected by any development at this site.

There is an AQMA nearby to the south west.

Availability:

Available - The site is assumed to be available based on the pending planning application.

Achievability:

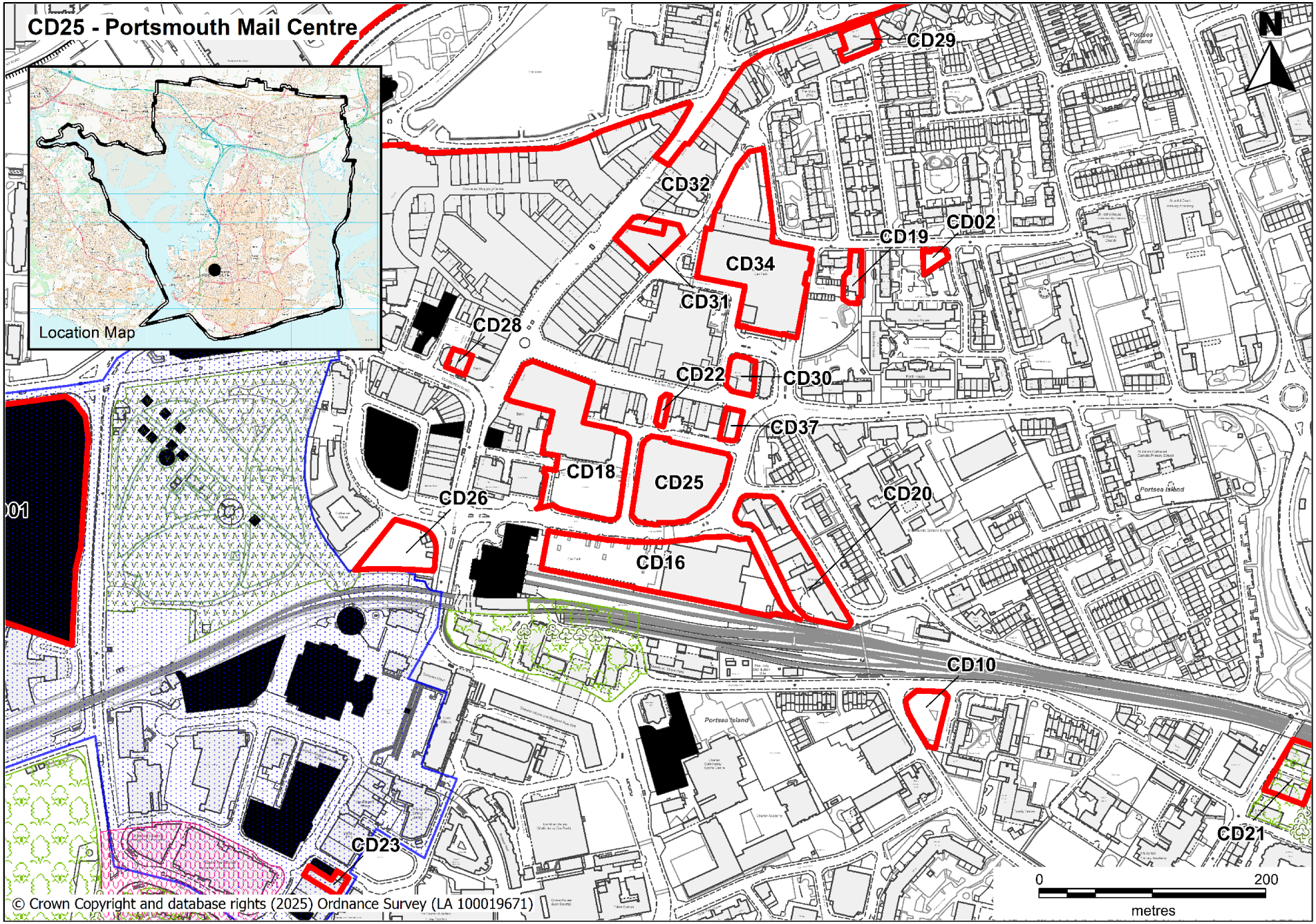
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed for residential use in years 0-5.

CD25 - Portsmouth Mail Centre

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**102**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.49**
15+ years:	**0**	**0**	Indicative Density (dph):	**208**
Total:	**102**	**0**	Assessment Outcome:	**DELIVERABLE**


CD25 - Portsmouth Mail Centre
Location Map
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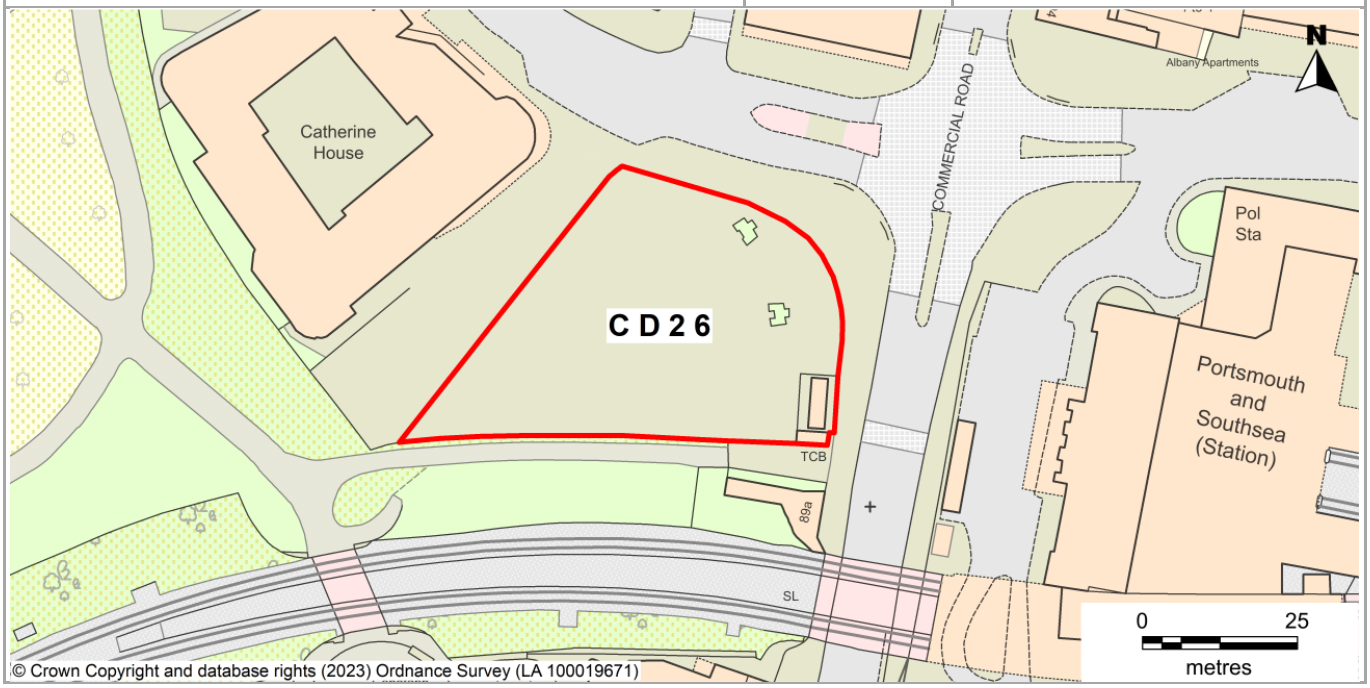
CD26 - Land adjacent Catherine House

Site Address:	**Land adjacent Catherine House**	HELAA Site Reference:	**CD26**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a former car park. Most of the site is currently being used for 'meanwhile uses' including: storage of construction materials and some parking, the south eastern corner of the site is occupied by pop up restaurants and fast food stalls. It is located within the Station Square and Station Street locality of the City Centre. The site is bounded by Commercial Road to the east and Stanhope Road to the north. A public right of way giving access into Victoria Park runs adjacent to the southern boundary of the site. A further pedestrianised access into the park runs adjacent to the north western boundary of the site. The park itself is located west of the site.

To the south of the site is the railway line, with Portsmouth and Southsea railway station located to the east. To the north is high rise student accommodation at Stanhope House, to the west is further high rise student accommodation at Catherine House.

Access to the site is via Stanhope Road.

Relevant Planning History:

17/01807/FUL - Mixed use development comprising the construction of: 16 storey building to provide 147 dwellings and associated facilities (Class C3); 19-storey building to provide 222-bed hotel (Class C1), offices (Class B1a), events space (Class B1a/Class D2), 'sky bar' (Class A3/A4), restaurant/bar (Class A3/A4), and ground floor café/restaurants (Class A3) totalling 16,344sqm (GEA) of non-residential floorspace; basement parking and plant areas with access from Stanhope Road; associated facilities and landscaping works to Commercial Road, Stanhope Road and entrances to Victoria Park. Resolution to grant planning permission since 20.06.2018.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for future regeneration and therefore the site is considered suitable residential development and other commercial uses due to its City Centre location. The site is located in the Guildhall Quarter as referred to in policy PLP6. The site is suitable for high density development.

The site is in a sustainable location, being very accessible by public transport, being in close proximity to Portsmouth and Southsea railway station, and with easy access to bus services.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, within the Core Commercial Area, therefore, commercial uses should be located on the ground floor of any development, with residential above.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

Victoria Park, to the west of the site is a Registered Park and Garden, with numerous Listed Buildings within it, it also sits within the Guildhall and Victoria Park Conservation Area. There are numerous Listed Buildings in the general vicinity of the site, including the Grade II* Listed City of Portsmouth War Memorial (WWI Cenotaph), and Grade II Listed Portsmouth and Southsea Station. Potential impacts of development on these heritage assets will need to be considered.

There is an AQMA nearby to the south west.

Availability:

Available - It is assumed the site is available based on the pending planning application.

Achievability:

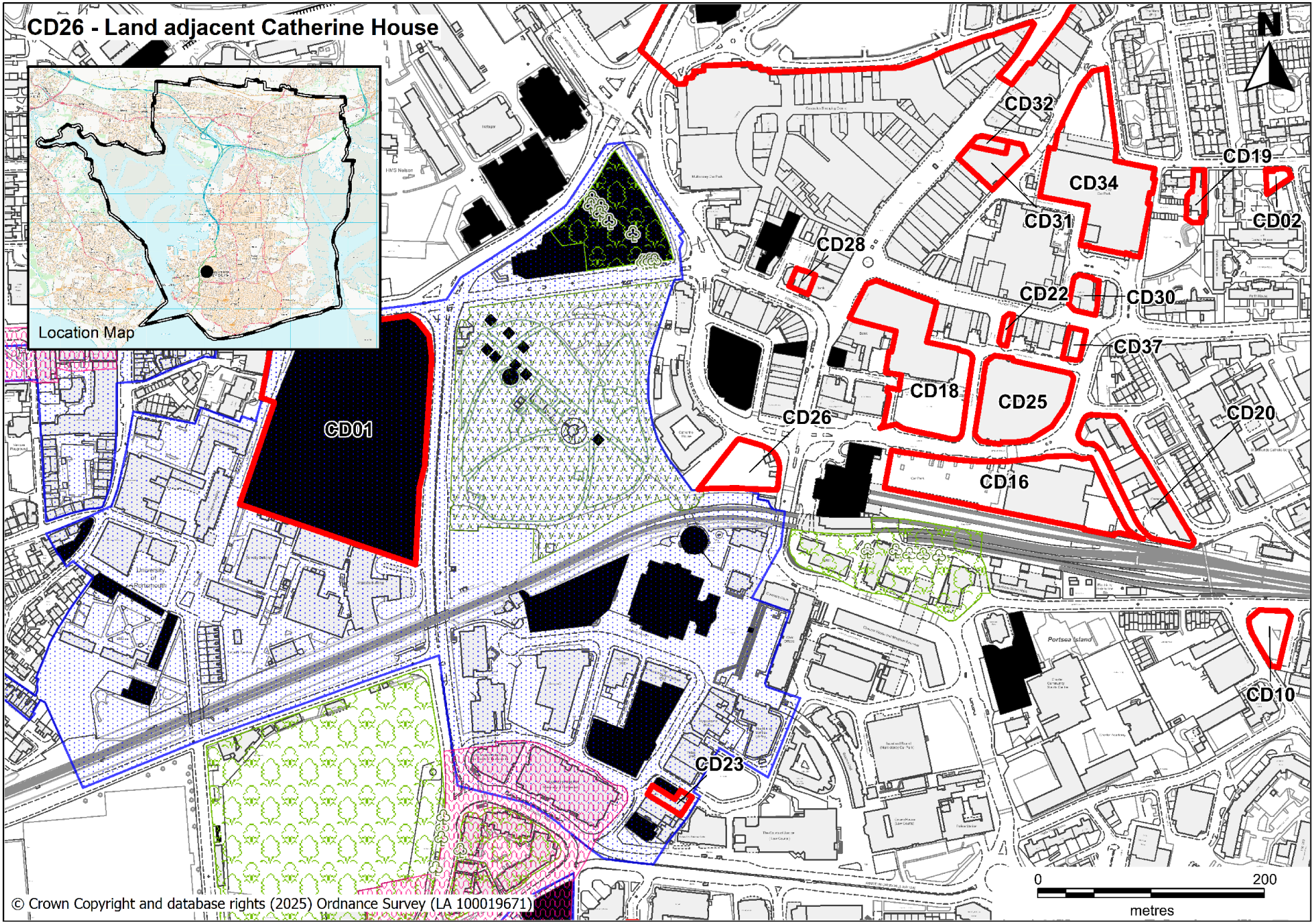
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

CD26 - Land adjacent Catherine House

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**147**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.21**
15+ years:	**0**	**0**	Indicative Density (dph):	**700**
Total:	**147**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD26 - Land adjacent Catherine House
Location Map
CD01
CD02
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CD16
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CD19
CD20
CD22
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CD28
CD30
CD31
CD32
CD34
CD37
N
0
200
metres
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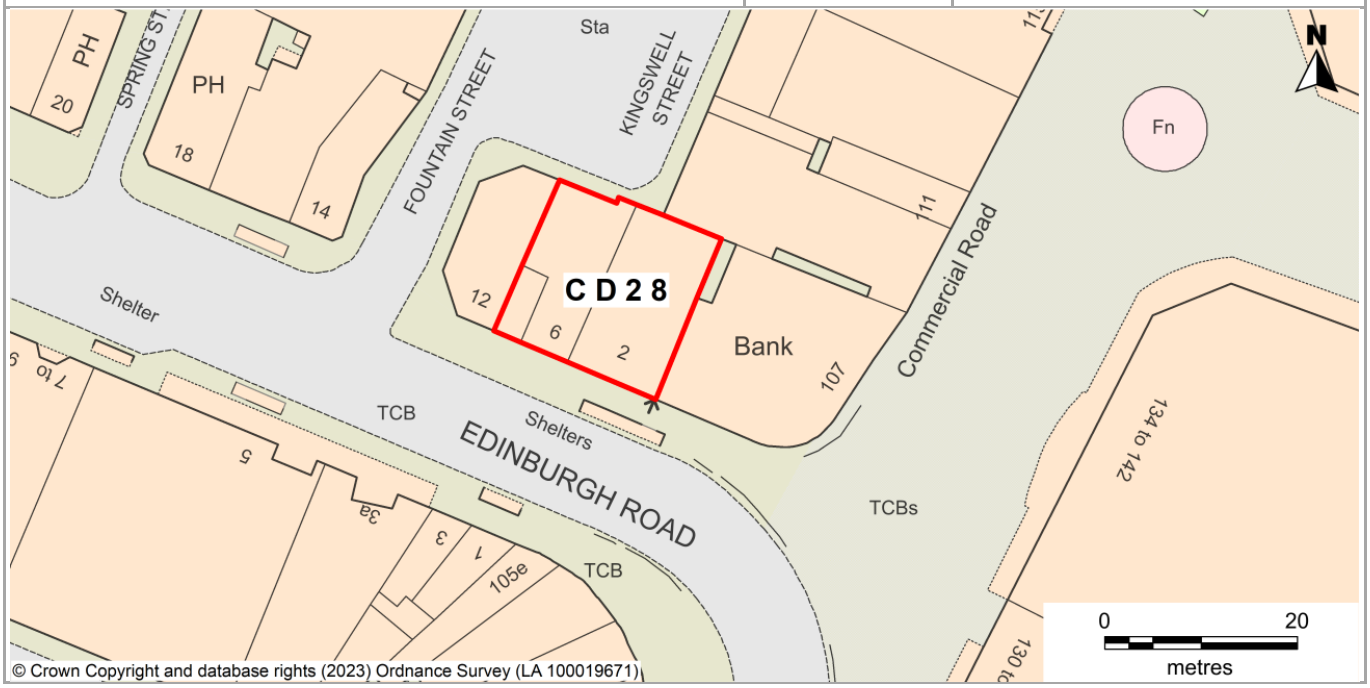
CD28 - 2-10 Edinburgh Road

Site Address:	**2-10 Edinburgh Road**	HELAA Site Reference:	**CD28**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a 3 storey building with retail units on the ground floor, including a betting shop and a nail bar, with offices above. The adjacent building to the east is vacant, having formerly been a bank. The building to the west is retail on the ground floor with offices above. Other nearby buildings are in town centre uses.

Relevant Planning History:

24/01355/FUL - Change of use from existing offices, retail and leisure (Class E) to Café and Hot Food Takeaway (Sui Generis) with installation of extraction flue to rear elevation. Permission granted 18.03.2025. This relates to a small part of the site (8-10 Edinburgh Road).

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The site is within the Commercial Road area as identified in PLP6, which is a very sustainable location, with excellent access to public transport. The City Centre has been identified as a location for future regeneration and therefore the site is considered suitable for residential development, with potential for commercial uses on the ground floor, compatible with its location in the Commercial Road - City Centre Core Commercial Area as identified in the emerging PLP in PLP28: Town Centres.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are some Listed Buildings nearby, which will need to be taken into account in designing any new development, including Trafalgar House, approximately 20m away.

Victoria Park Registered Park and Garden and the Conservation Area it sits within (Guildhall and Victoria Park) are located nearby to the west.

Availability:

Available - The landowner has confirmed the site is available for development.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable. There are a number of leases on the site, but these are due to expire over the coming years.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

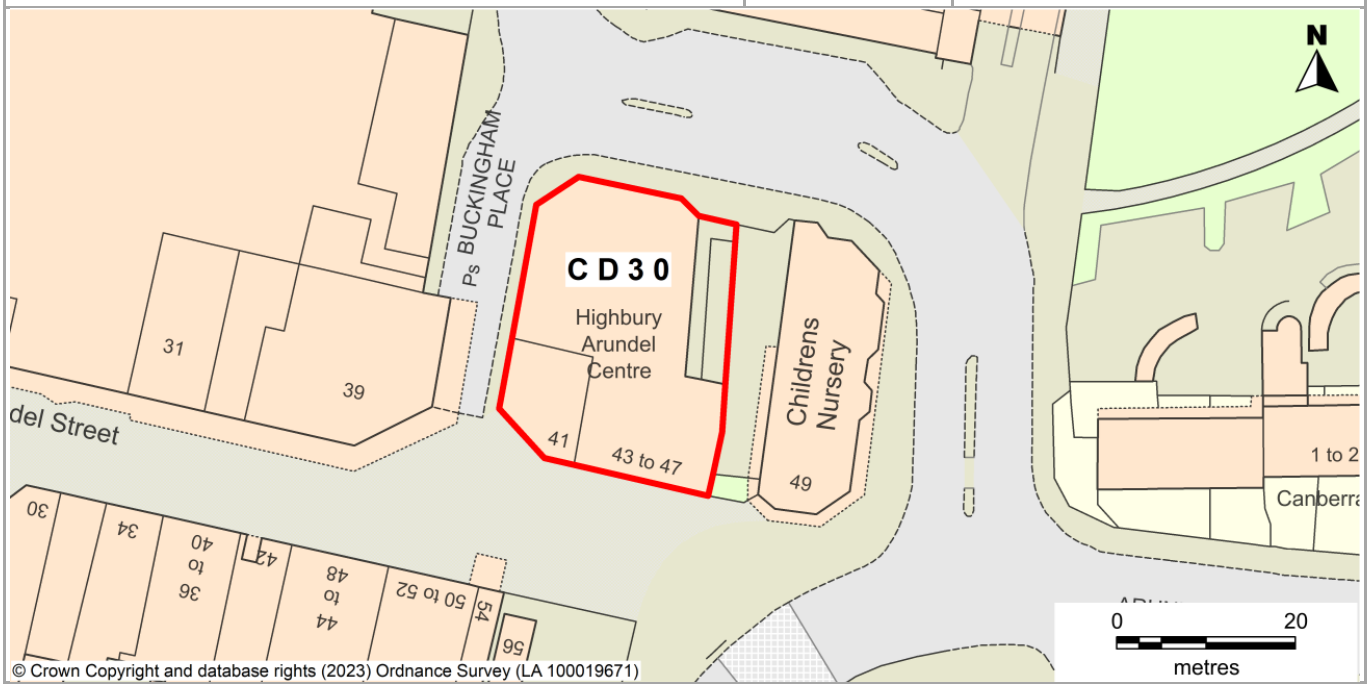
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**20**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.03**

CD28 - 2-10 Edinburgh Road				
15+ years:	**0**	**0**	Indicative Density (dph):	**627**
Total:	**20**	**0**	Assessment Outcome:	**DEVELOPABLE**

CD28 - 2-10 Edinburgh Road
Location Map
N
CD32
CD31
CD28
CD22
CD30
CD37
CD18
CD25
CD26
CD16
Cascades Shopping Centre
Multistorey Car Park
EDINBURGH ROAD
Catherine House
Stanhope House
Albany Apartments
Crown Place
Car Park
Bank
Hotel
Victoria Park
0
100
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

CD30 - 41-47 Arundel Street

Site Address:	**41-47 Arundel Street**	HELAA Site Reference:	**CD30**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a 2 storey building in educational use, though upper floors appear to be vacant, and buildings are old and in poor condition. It is located on the eastern part of the Arundel Street pedestrianised precinct within Portsmouth City Centre. Surrounding buildings are in uses typical of a City Centre, including commercial and employment, and student accommodation. Nearby buildings are 2-3 storeys tall in height.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for future regeneration and therefore, the site is considered suitable for residential and office floorspace, as well as main town centre uses. The site is located in the Commercial Road Area as identified in the emerging PLP6 allocation. Given its location, the site is considered to have capacity for high density residential. The site is situated in a highly accessible location in the City Centre, with good accessibility by motorised transport with connectivity into the City Centre and across Portsmouth via the A3. Ideally the ground floor would be retained for commercial use.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for residential development will not conflict with that policy.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are no significant constraints affecting the site.

Availability:

Available - The landowner has confirmed the site is available for development.

Achievability:

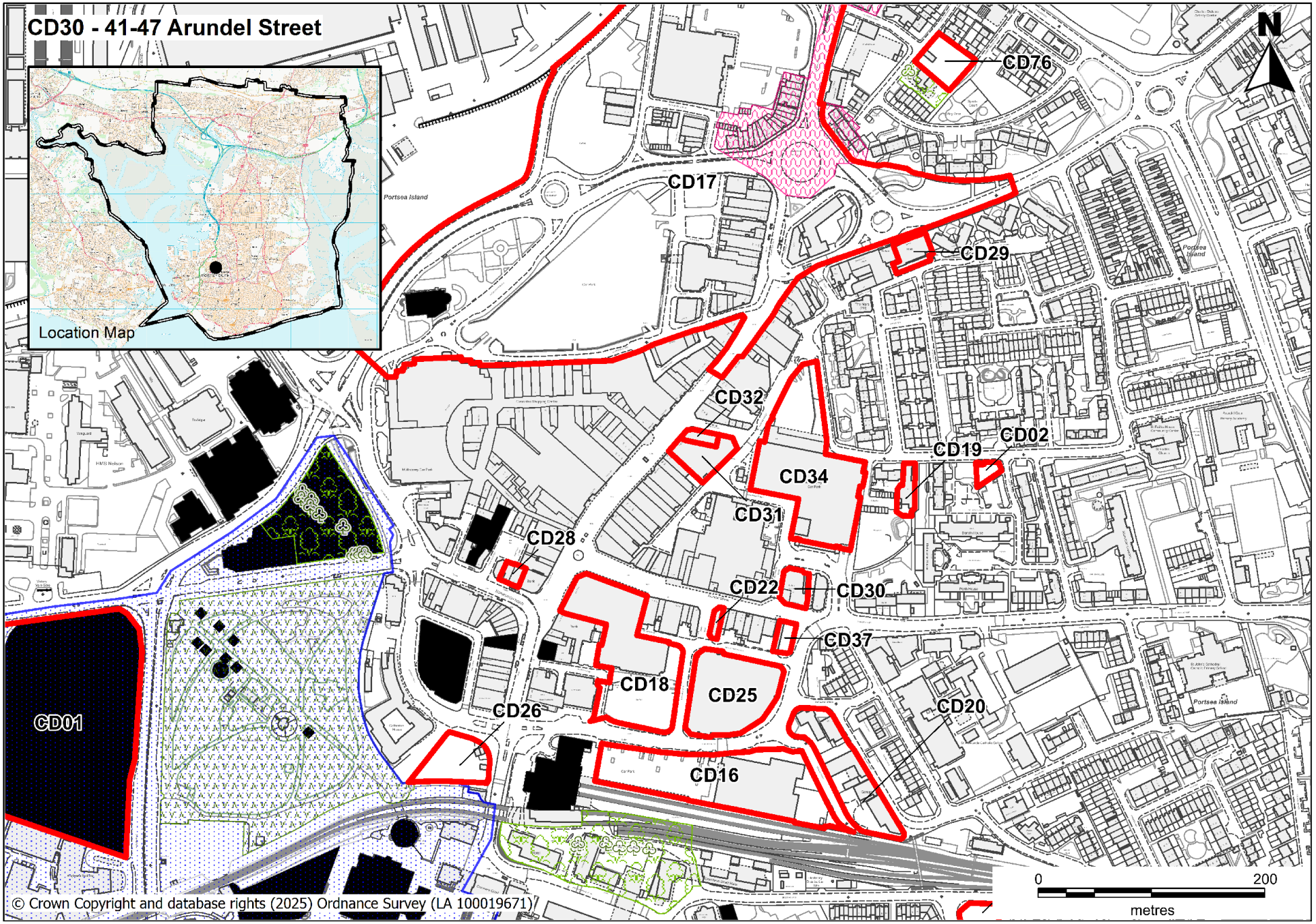
Achievable - There are no reasons to indicate that the site is not achievable. There is a current lease on the site but this expires in 2028.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**40**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.07**
15+ years:	**0**	**0**	Indicative Density (dph):	**571**

CD30 - 41-47 Arundel Street				
Total:	**40**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD30 - 41-47 Arundel Street
Location Map
N
CD76
CD17
CD29
CD32
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CD02
CD34
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CD37
CD18
CD25
CD26
CD20
CD16
CD01
Portsea Island
0
200
metres
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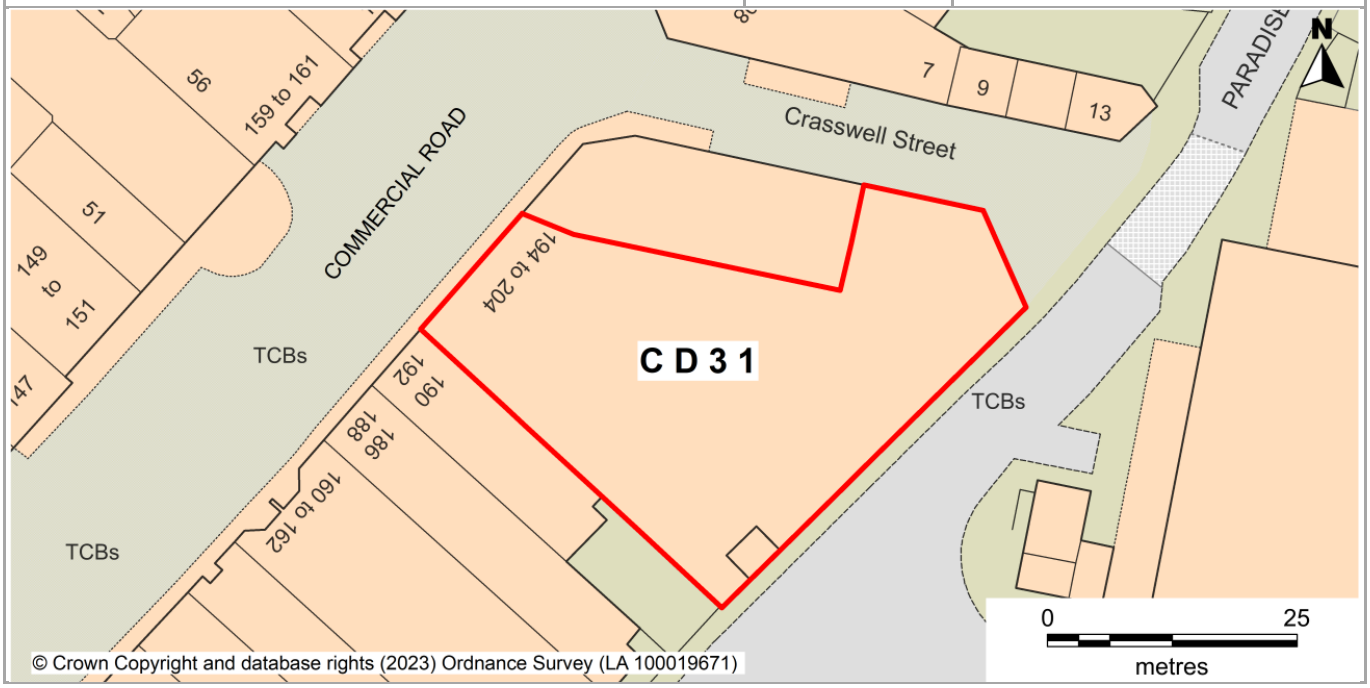
CD31 - 194-198 Commercial Road

Site Address:	**194-198 Commercial Road**	HELAA Site Reference:	**CD31**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is an existing three storey building with retail on the ground floor (Boots) and offices above which appear to be vacant. Adjacent properties are in similar use. The frontage onto Commercial Road is pedestrianised. The adjacent property to the north is also in the HELAA as CD32 200-204 Commercial Road.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for future regeneration and therefore the site is considered suitable for high density residential as well as main town centre uses. The site is in a sustainable location in the City Centre. The site is part of the Commercial Road Area of the City Centre as identified in PLP6.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, within the Core Commercial Area, therefore, commercial development should be located on the ground floor, with residential above.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are no significant constraints affecting the site.

Availability:

Available - It is assumed that the site continues to be available for development.

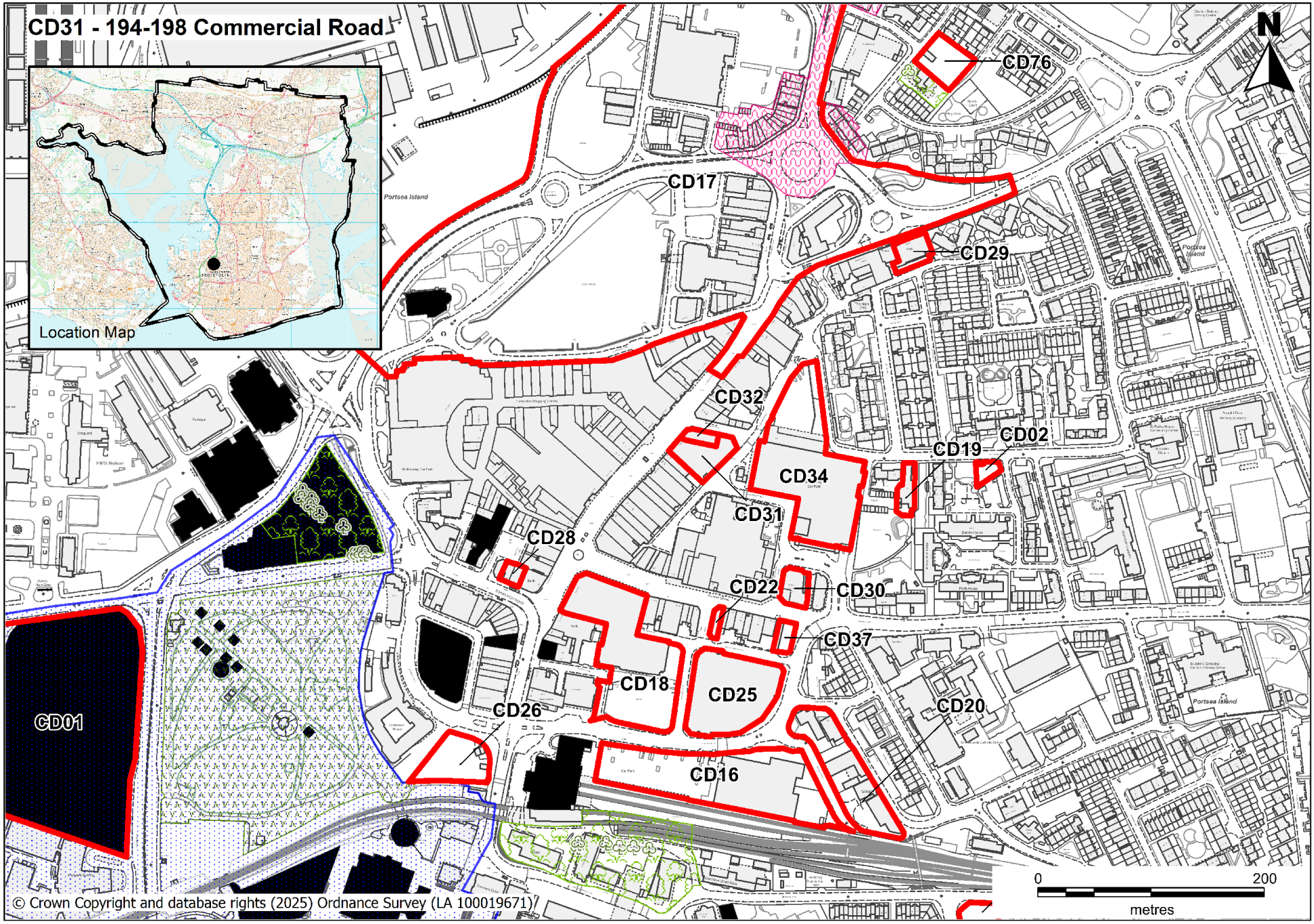
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**80**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.13**
15+ years:	**0**	**0**	Indicative Density (dph):	**615**
Total:	**80**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD31 - 194-198 Commercial Road
Location Map
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Portsea Island
0
200
metres
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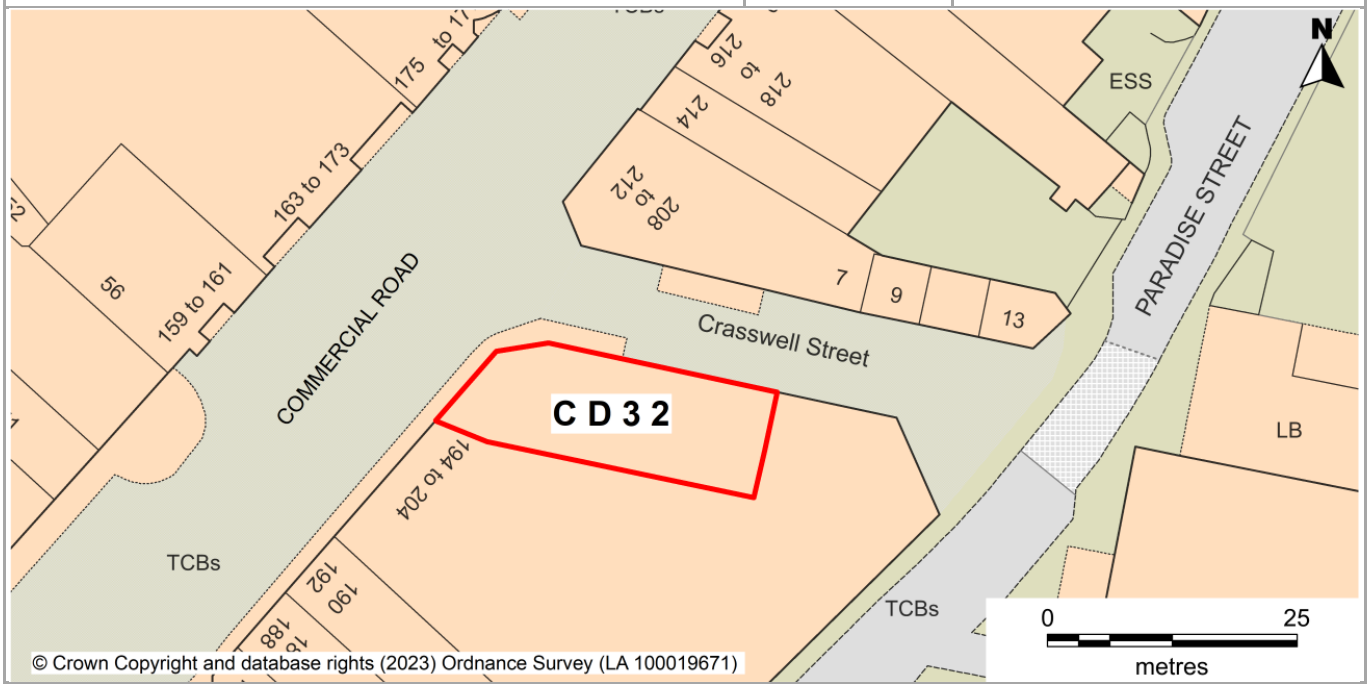
CD32 - 200-204 Commercial Road

Site Address:	**200-204 Commercial Road**	HELAA Site Reference:	**CD32**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is an existing 2-4 storey building in retail use (Boots). It is located in the City Centre. Surrounding properties are in town centre uses, being largely a mix of retail and office uses. The property adjacent to the south is also in the HELAA as CD31 194-198 Commercial Road.

Relevant Planning History:

No relevant planning applications in last five years.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for future regeneration and therefore the site is considered suitable for high density residential as well as main town centre uses. The site is in a sustainable location in the City Centre. The site is located in the Commercial Road Area as identified in emerging policy PLP6.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, within the Core Commercial Area, therefore, commercial uses should provided on the ground floor, with residential above.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are no significant constraints affecting the site.

Availability:

Available - The landowner has confirmed the site is available for development.

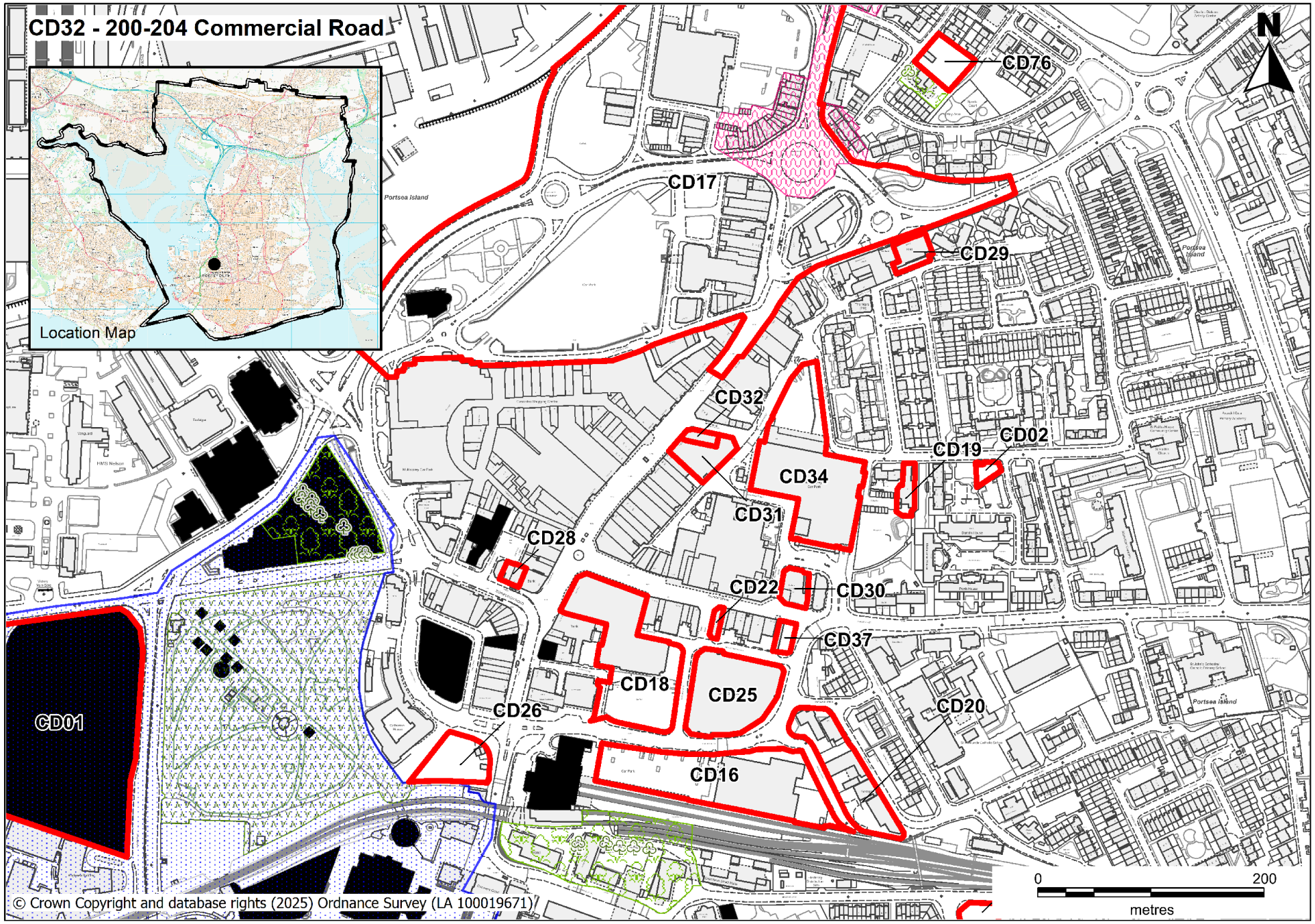
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**40**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.03**
15+ years:	**0**	**0**	Indicative Density (dph):	**667**
Total:	**40**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD32 - 200-204 Commercial Road
Location Map
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CD16
CD01
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metres
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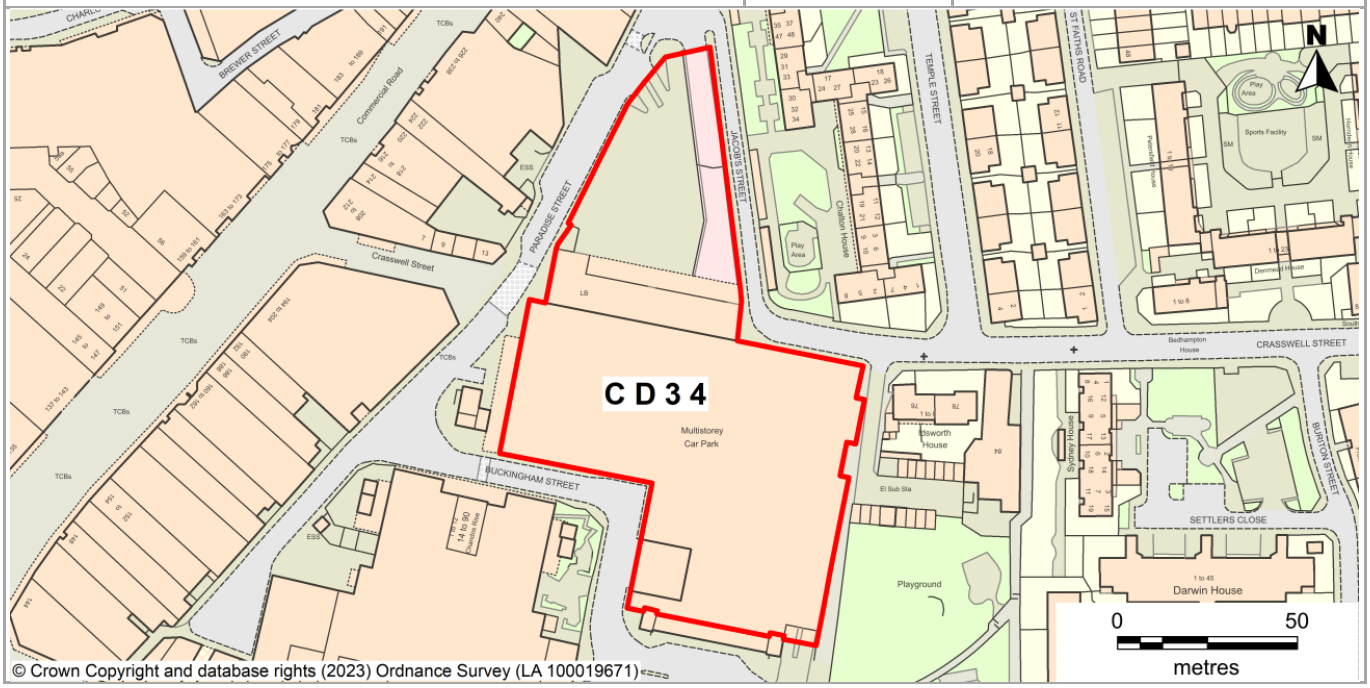
CD34 - Tesco/NCP, Crasswell Street

Site Address:	**Tesco/NCP, Crasswell Street**	HELAA Site Reference:	**CD34**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site comprises a modest sized Tesco supermarket with multi-storey car park above, and surface parking in the north, located within the City Centre to the east of Commercial Road. To the west of the site is the Commercial Road precinct, and to the east is the residential area of Landport. To the south is the City of Portsmouth College, Arundel Campus, and to the south west are some retail/industrial units, shops and apartments.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for future regeneration and therefore the site is considered suitable for high density residential development, which may include retention/re-provision of the Tesco supermarket. The site is located within the City Centre Commercial Road area as identified in emerging policy PLP6 and considered to be highly accessible via public transport. The nearest train station is at Portsmouth & Southsea Station, one of the City's main railway stations. The nearest bus stops are on Edinburgh Road, Commercial Road, and Station Street offering frequent bus services within the City and beyond.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for residential development will not conflict with that policy.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are no significant constraints affecting the site.

Availability:

Available - The landowner has confirmed the site is available.

Achievability:

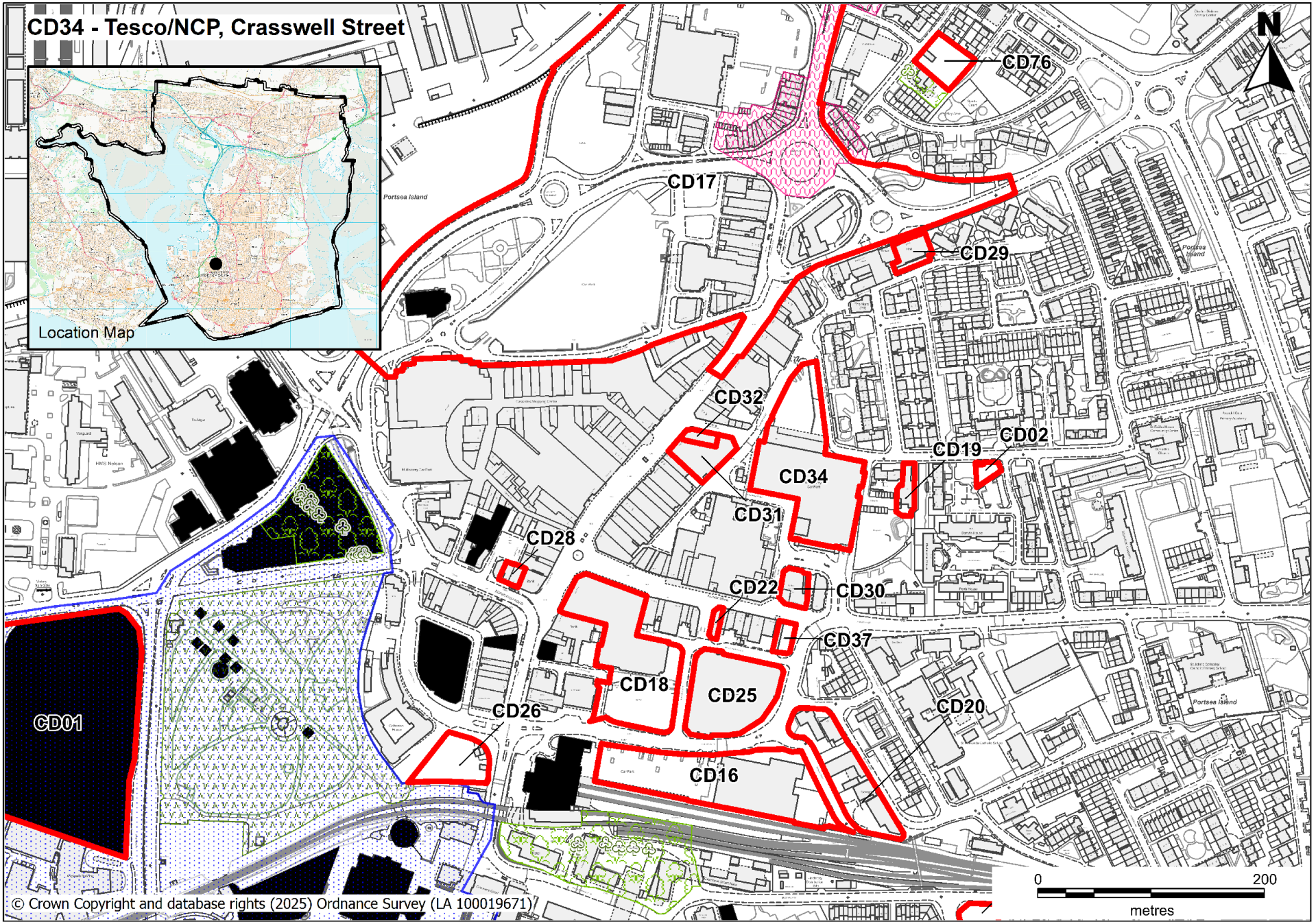
Achievable - There are no reasons to indicate that the site is not achievable. It may be possible to incorporate the existing supermarket into the new development.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**160**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.89**
15+ years:	**0**	**0**	Indicative Density (dph):	**180**

CD34 - Tesco/NCP, Crasswell Street				
Total:	**160**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD34 - Tesco/NCP, Crasswell Street
Location Map
N
CD76
CD17
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CD02
CD34
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CD37
CD18
CD25
CD26
CD20
CD16
CD01
Portsea Island
0
200
metres
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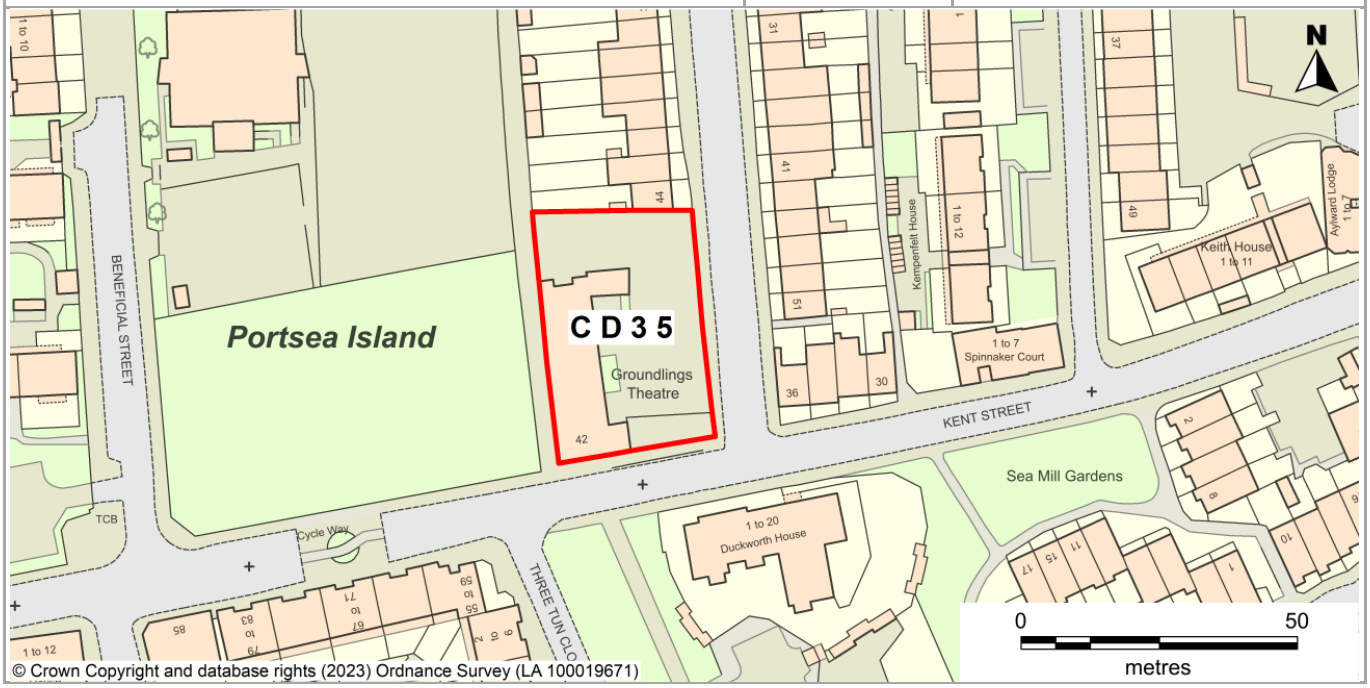
CD35 - 42 Kent Street, Groundlings Theatre

Site Address:	**42 Kent Street, Groundlings Theatre**	HELAA Site Reference:	**CD35**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a large, three storey Grade II* Listed Building currently occupied by The Groundlings Theatre, and associated car park. Surrounding land uses are largely residential, predominantly terraced housing and apartment blocks. A school is located to the west of the site. Portsmouth Harbour railway station is nearby to the west. Gunwharf Quays is nearby to the south west.

Relevant Planning History:

18/01935/FUL - Construction of four storey, 38-bedroom student halls of resident and part single/part three storey side extension linking building to theatre. Application withdrawn 19.01.2021.
18/01936/LBC - Demolition of existing front and rear extensions; removal of boundary wall; internal modifications (including new staircases, doorways and elevator); construction of part single/part three storey side extension linking theatre to new student halls of residence. Application withdrawn 19.01.2021.
Pre-application submissions in 2024 and 2025.

Suitability:

Suitable - Assuming the Listed Building is retained and converted, the site is suitable for development. Almost the entire site is a Listed Building, and it is all within the Portsea Conservation Area. It may be possible to retain existing community uses and accommodate residential uses as well.
There is an AQMA nearby to the north.

Availability:

Available - The landowner has confirmed the site is available for development.

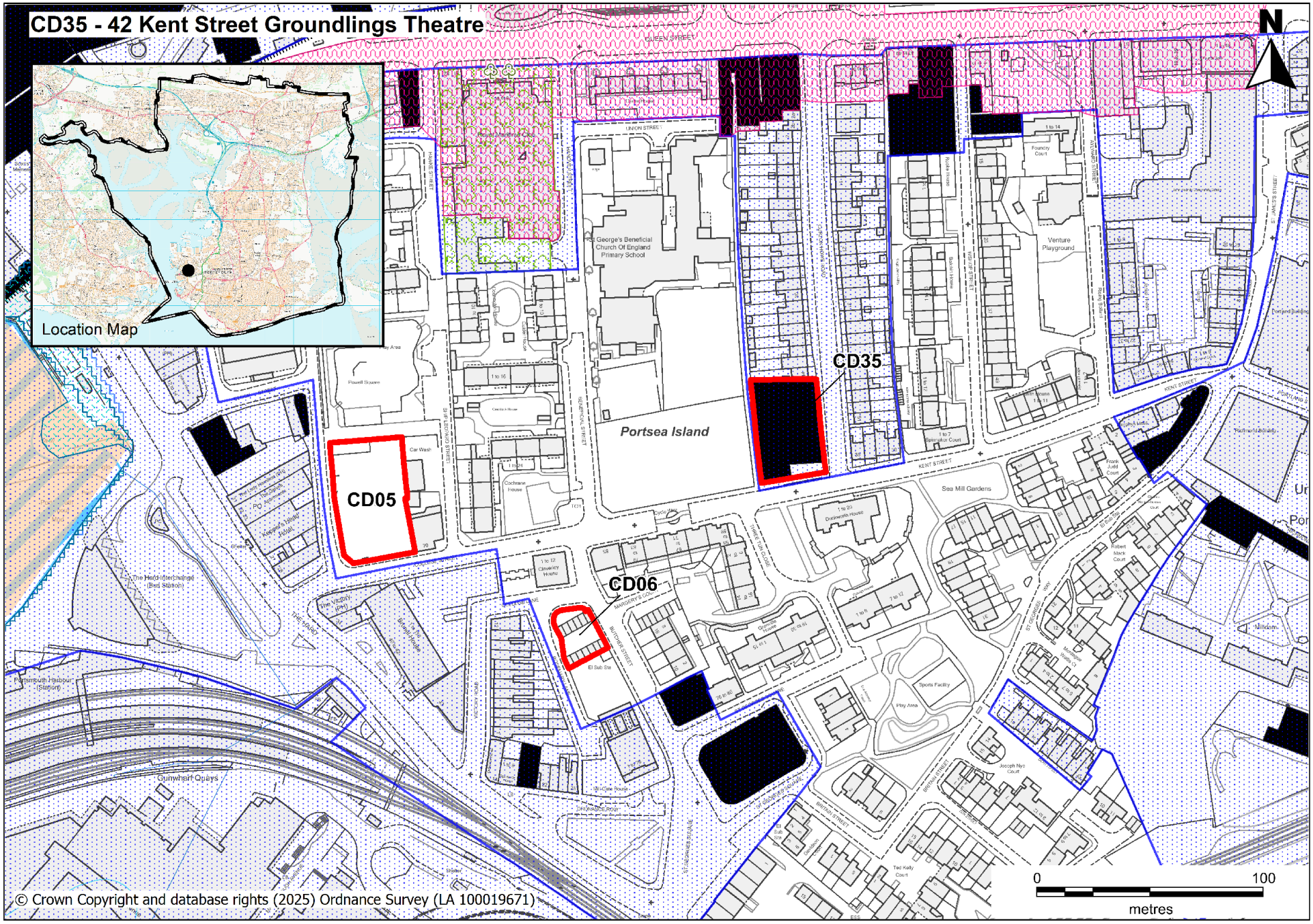
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable. It may be possible to retain existing community uses and accommodate residential uses as well.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**HELAA 2021**
6-10 years:	**20**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.12**
15+ years:	**0**	**0**	Indicative Density (dph):	**167**
Total:	**0**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD35 - 42 Kent Street Groundlings Theatre
Location Map
CD35
CD05
CD06
Portsea Island
N
0
100
metres
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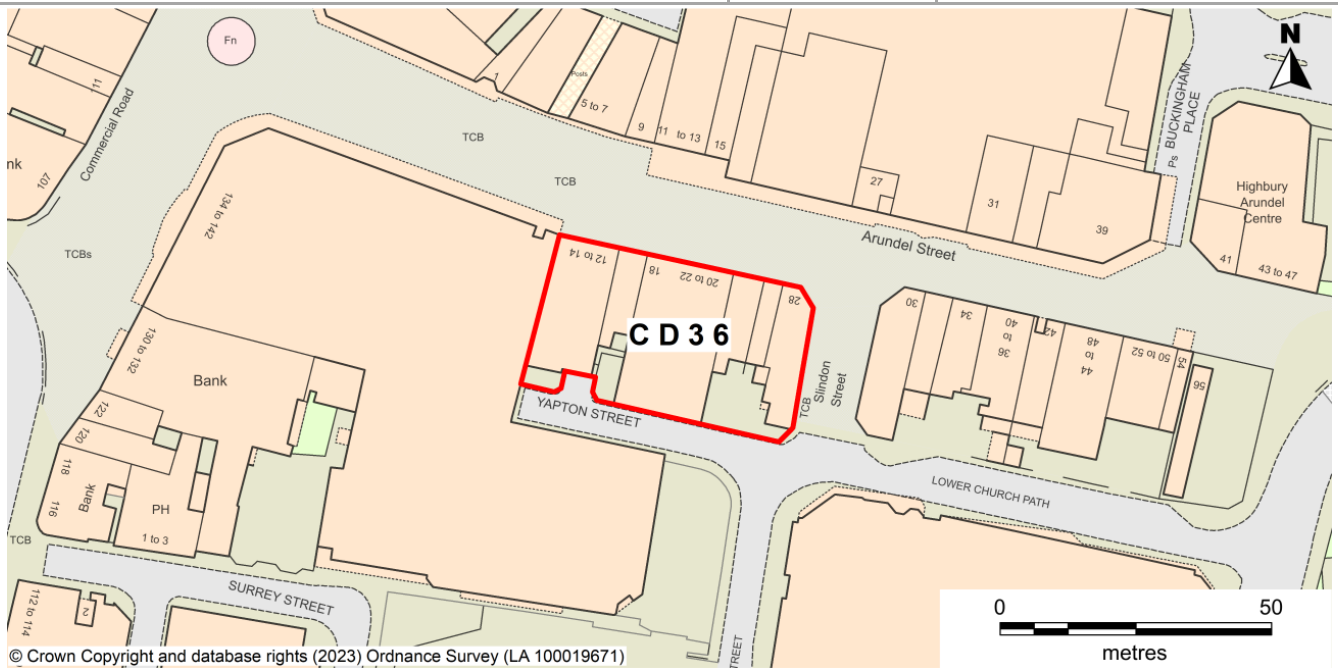
CD36 - 12-28 Arundel Street

Site Address:	**12-28 Arundel Street**	HELAA Site Reference:	**CD36**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and surroundings:

The site consists of a flat-roofed, two storey block of retail units with offices above. The buildings are now vacant. The site is located within the City Centre of Portsmouth, with town centre uses surrounding the site. Several sites adjacent to this one are proposed for redevelopment, notably the former Debenhams (CD18), which is adjacent to the west and south of the site, and the Portsmouth Mail Centre (CD25) which is close to the south east of the site. Both of these sites will be redeveloped mostly for housing.

Relevant Planning History:

20/01464/FUL - Construction of part 7/part 21/part 28-storey building (c.87 metres) to form a purpose built student halls of residence (Class C1) including ground floor commercial unit(s) (Class E); associated facilities and public realm works following demolition of existing buildings. Consent granted 16.03.2022, but lapsed 16.03.2025.
22/00223/NMA - Application for non material amendment to planning permission 20/01464/FUL to seek approval of amended plans relating to internal layout of Mezzanine floor. Approved 16.03.2022.
22/01095/DOC - Application to seek approval of details reserved by conditions 3, 7 and 8 of planning permission 20/01464/FUL (Asbestos Mitigation Statement (3a), Preliminary Risk Assessment (3b), CEMP (7), Arboricultural Report and tree protection plan (8)). Approved 06.03.2023.
22/01274/DOC - Application to seek approval of details reserved by conditions 4 and 5 of planning permission 20/01464/FUL (Land Contamination). Was pending decision prior to the original permission lapsing.

Suitability:

Suitable - The site falls within the boundaries of a strategic allocation in the emerging PLP in PLP6: Portsmouth City Centre but was not included as part of this allocation originally due to it having an extant planning permission for student halls of residence, which has now lapsed. The previous planning permission demonstrates suitability for residential development, and can now form part of the PLP6 allocation. The site is located in the Commercial Road Area identified in emerging policy PLP6. The location within the City Centre is highly sustainable in terms of access to public transport and key services and facilities. The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, inside the Core Commercial Area, therefore, commercial development will be required on the ground floor, with residential above.
The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.
There are no significant constraints affecting the site.

Availability:

Available - The landowner has confirmed the site is available.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

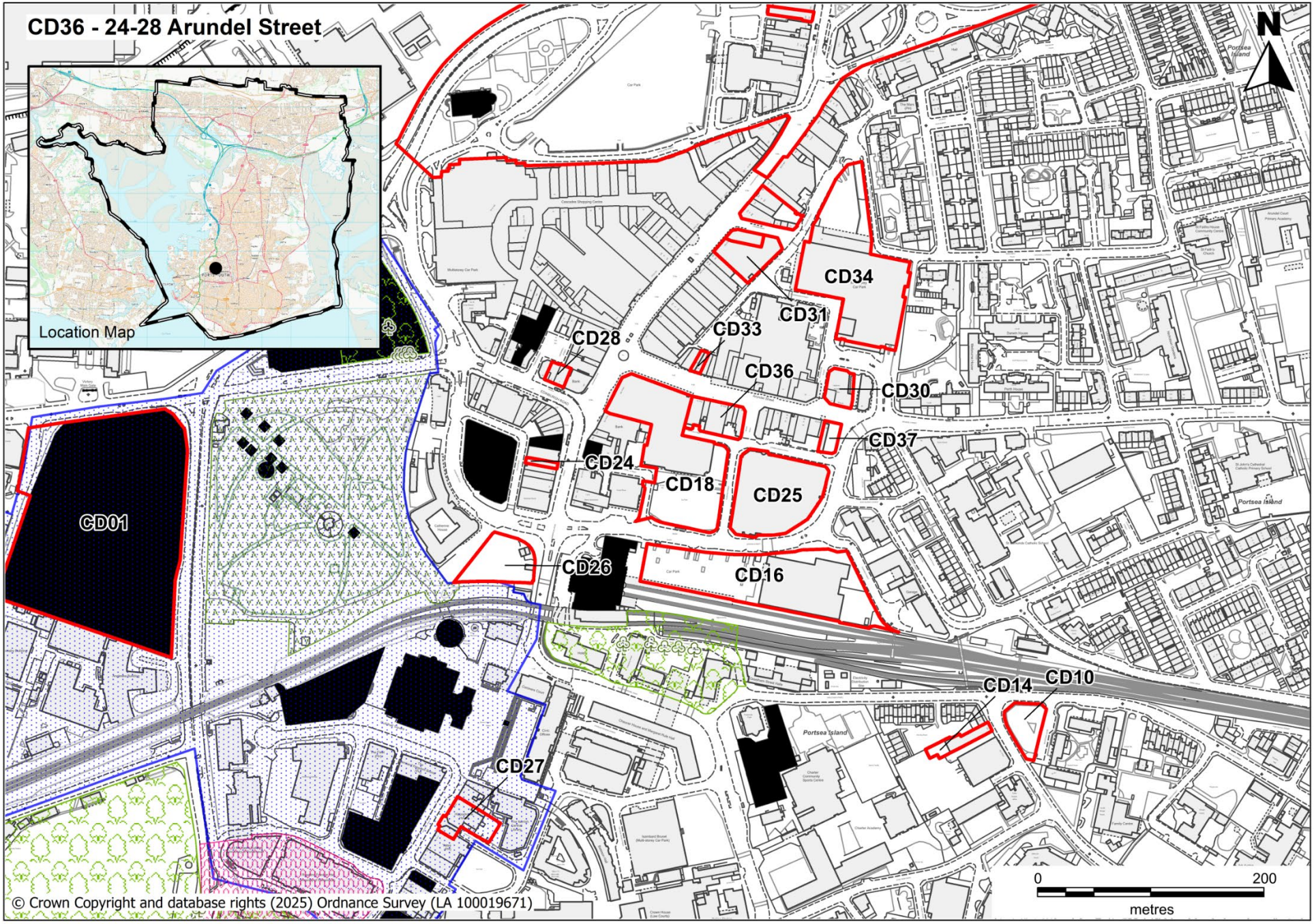
Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use within years 6-10.

CD36 - 12-28 Arundel Street

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Lapsed planning permission**
6-10 years:	**249***	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.14**
15+ years:	**0**	**0**	Indicative Density (dph):	**1,779***
Total:	**249***	**0**	Assessment Outcome:	**DEVELOPABLE**

***This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number in the now lapsed planning permission due to this being for student accommodation.**


CD36 - 24-28 Arundel Street
Location Map
N
CD01
CD10
CD14
CD16
CD18
CD24
CD25
CD26
CD27
CD28
CD30
CD31
CD33
CD34
CD36
CD37
0
200
metres
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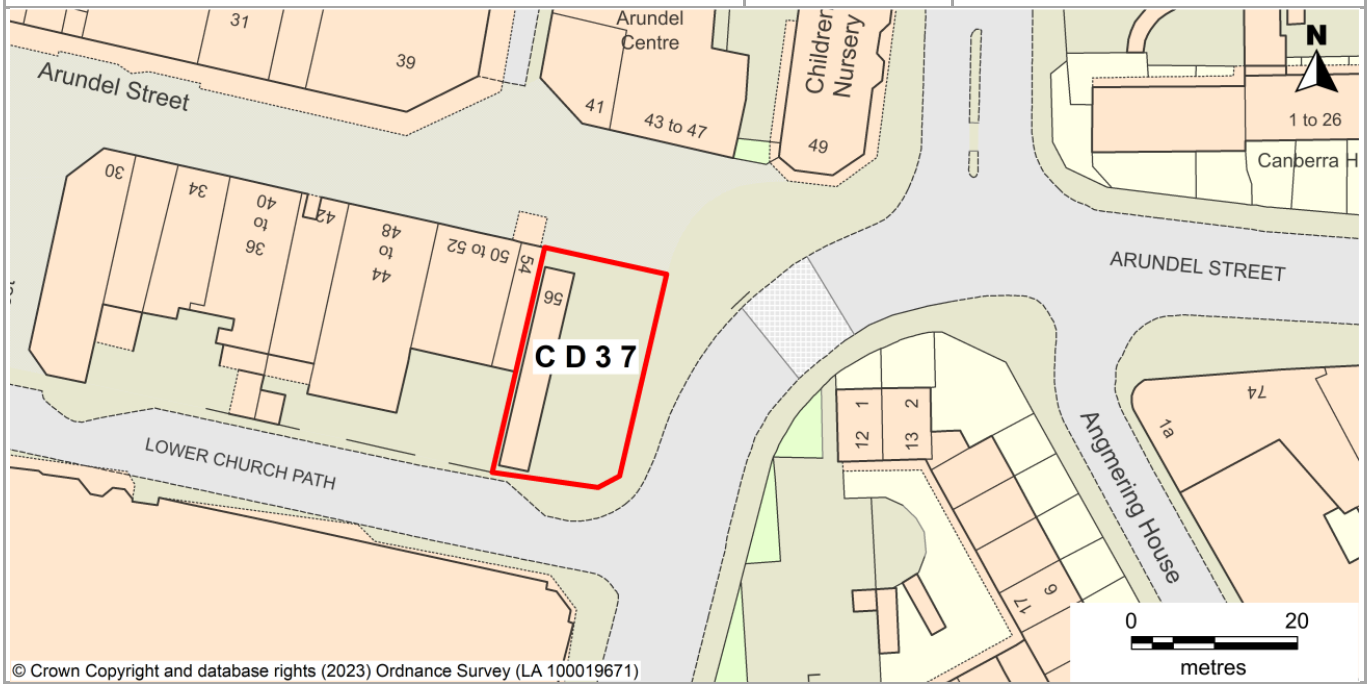
CD37 - Arundel St-Shopmobility

Site Address:	**Arundel St-Shopmobility**	HELAA Site Reference:	**CD37**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a small former Shopmobility unit operating out of a pre-fabricated building, and larger area of concrete hardstanding used for car parking for Shopmobility. It sits in a row of buildings on the south side of Arundel Street. To the south lies the former Postmouth Mail Centre (CD25), to the east are blocks of three-storey social housing, a church and schools and commercial/employment uses. To the north is a large retail unit and City of Portsmouth College Arundel Campus.

Relevant Planning History:

19/01919/CS3 - Construction of 22-storey building (c.72m) comprising 76 dwellings (Class C3) and ground floor commercial unit (Class A3) with associated storage facilities and public realm works; alterations/relocation of windows to 54D and 54E Arundel Street. Consent issued 18.09.20, but lapsed 18.09.2021.

Suitability:

Suitable - The site forms part of a strategic site allocation in the emerging PLP in PLP6: Portsmouth City Centre. The City Centre has been identified as a location for future regeneration and therefore the site is considered suitable for residential and office floorspace, as well as main town centre uses. Given its location in the City Centre, the site is considered to have capacity for high density residential.

The site is located within the Commercial Road area as identified in emerging policy PLP6 and considered to be highly accessible via public transport. The nearest train station is at Portsmouth & Southsea Station, one of the City's main railway stations. The nearest bus stops are on Edinburgh Road, Commercial Road, and Station Street offering frequent bus services within the City and beyond.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, inside the Core Commercial Area, therefore, commercial development will be required on the ground floor, with residential above.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are no major constraints affecting the site.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

Achievability:

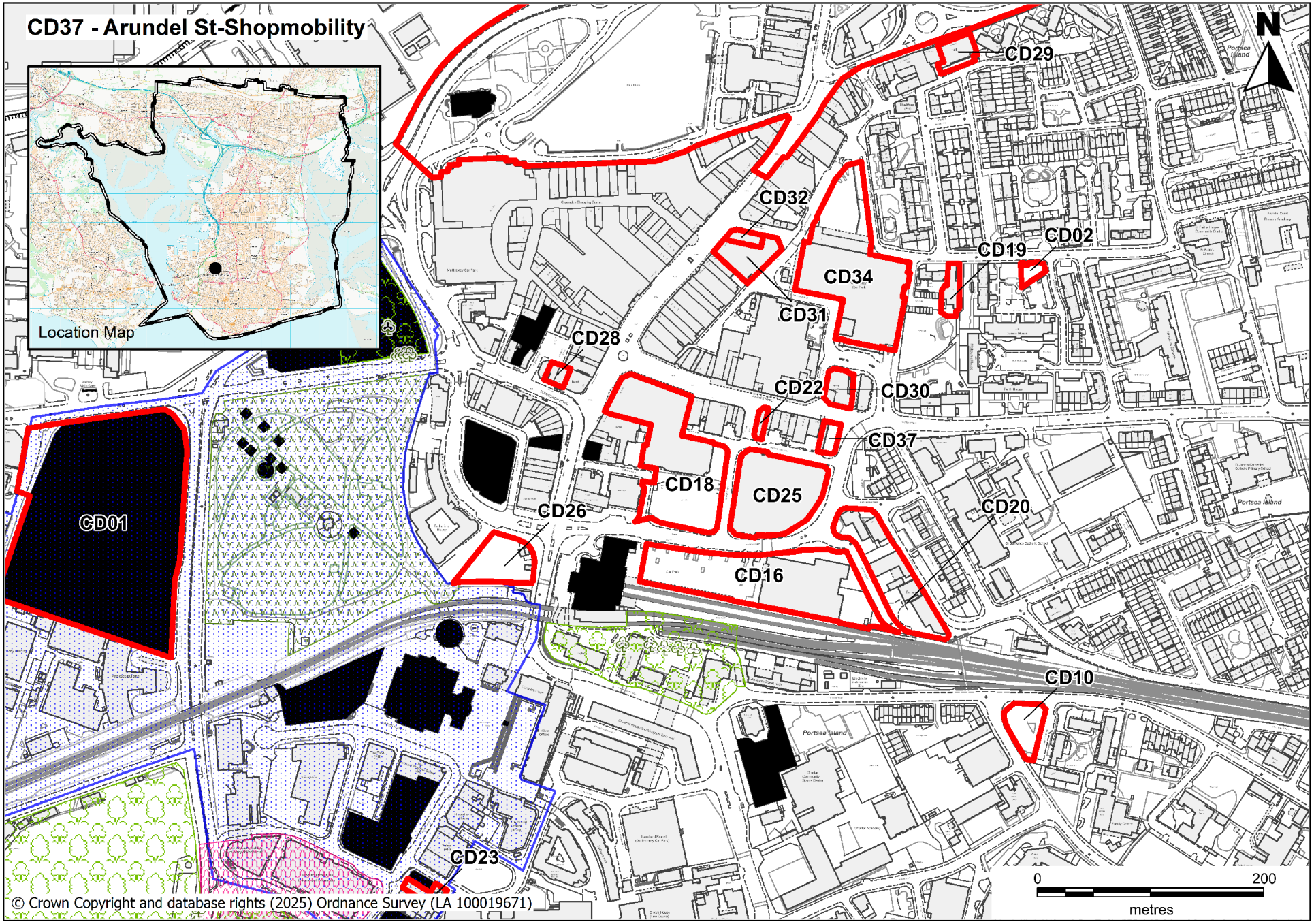
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed in years 6-10.

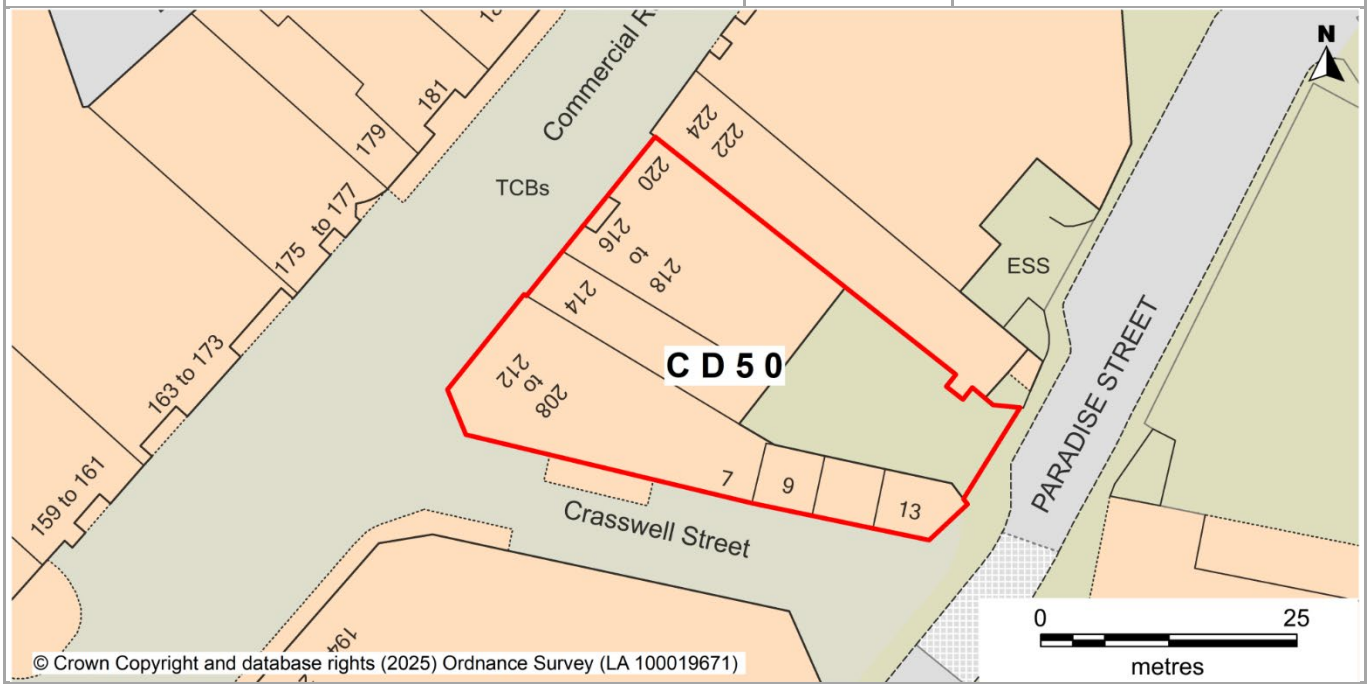
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**76**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.04**

CD37 - Arundel St-Shopmobility				
15+ years:	**0**	**0**	Indicative Density (dph):	**1900**
Total:	**76**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD37 - Arundel St-Shopmobility
Location Map
N
CD29
CD32
CD19
CD02
CD34
CD31
CD28
CD22
CD30
CD37
CD18
CD25
CD26
CD20
CD16
CD01
CD10
CD23
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

CD50 - Greggs - Nationwide, Commercial Road

Site Address:	**Greggs - Nationwide, Commercial Road**	HELAA Site Reference:	**CD50**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a number of retail units with what appear to be empty offices above. The location of the site is within the Commercial Road area of the City Centre, with units fronting onto Commercial Road and Crasswell Street. There is vehicular access to an on-site service yard from Paradise Street. The site is surrounded by City Centre uses.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site falls within the boundaries of a strategic allocation in the emerging PLP in PLP6: Portsmouth City Centre but was not included as part of this allocation originally due to not being available. Now that availability of the site has been confirmed, this site is suitable for inclusion within that allocation. The site is located in the Commercial Road Area identified in emerging policy PLP6.

The upper floors, above the ground floor could be suitable for residential use, the ground floor would ideally be retained for commercial use. The location within the City Centre is highly sustainable in terms of access to public transport and key services and facilities.

The site sits within the Commercial Road - City Centre as identified in the emerging PLP in policy PLP28: Town Centres, inside the Core Commercial Area, therefore, commercial development will be required on the ground floor, with residential above.

The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are no significant constraints affecting the site.

Availability:

Available - The landowner has confirmed the site is available for development.

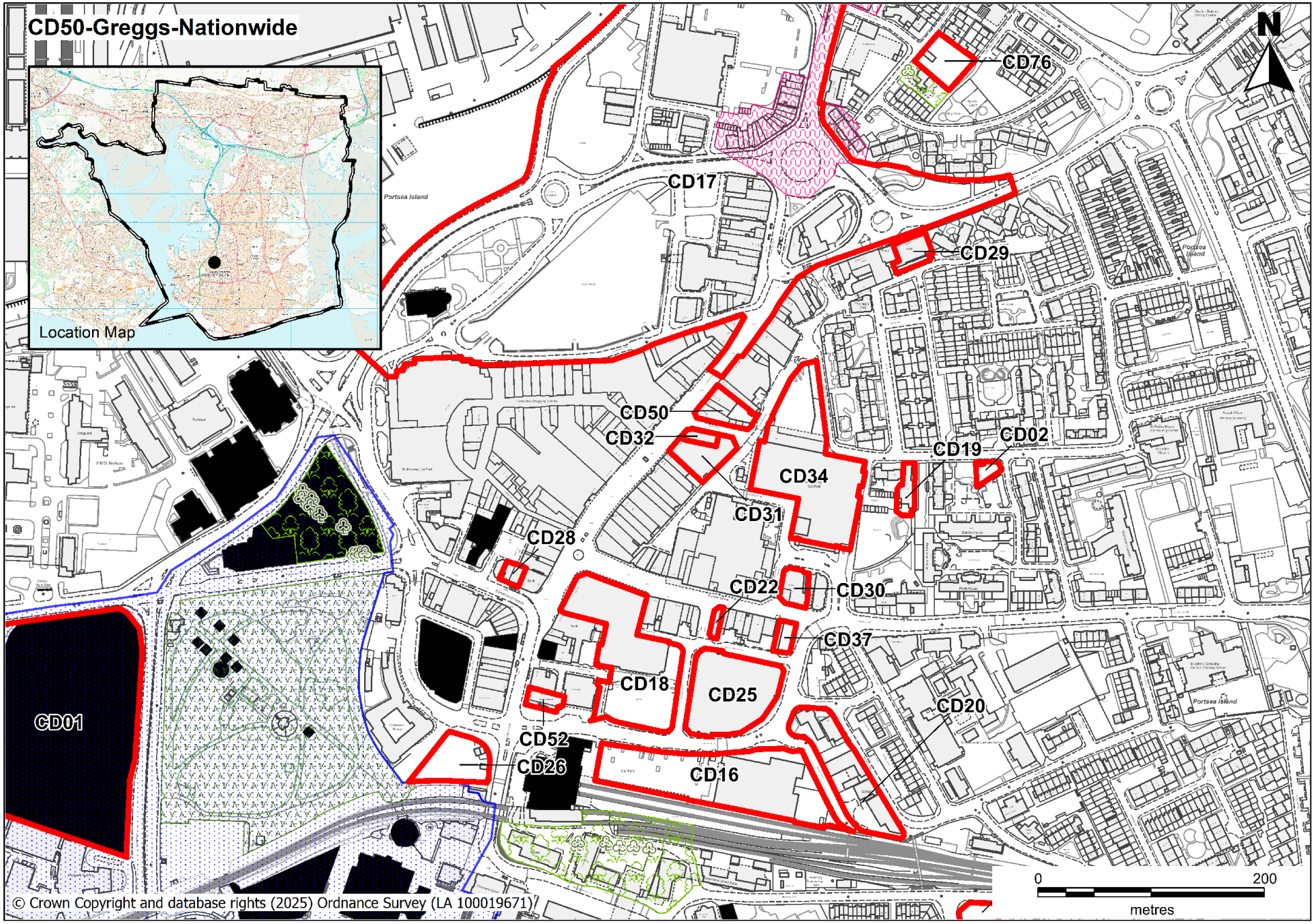
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**HELAA 2021**
6-10 years:	**70**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.11**
15+ years:	**0**	**0**	Indicative Density (dph):	**583**
Total:	**70**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD50-Greggs-Nationwide
Location Map
N
CD76
CD17
CD29
CD50
CD32
CD19
CD02
CD34
CD31
CD28
CD22
CD30
CD37
CD18
CD25
CD20
CD01
CD52
CD26
CD16
Portsea Island
HMS Nelson
0
200
metres
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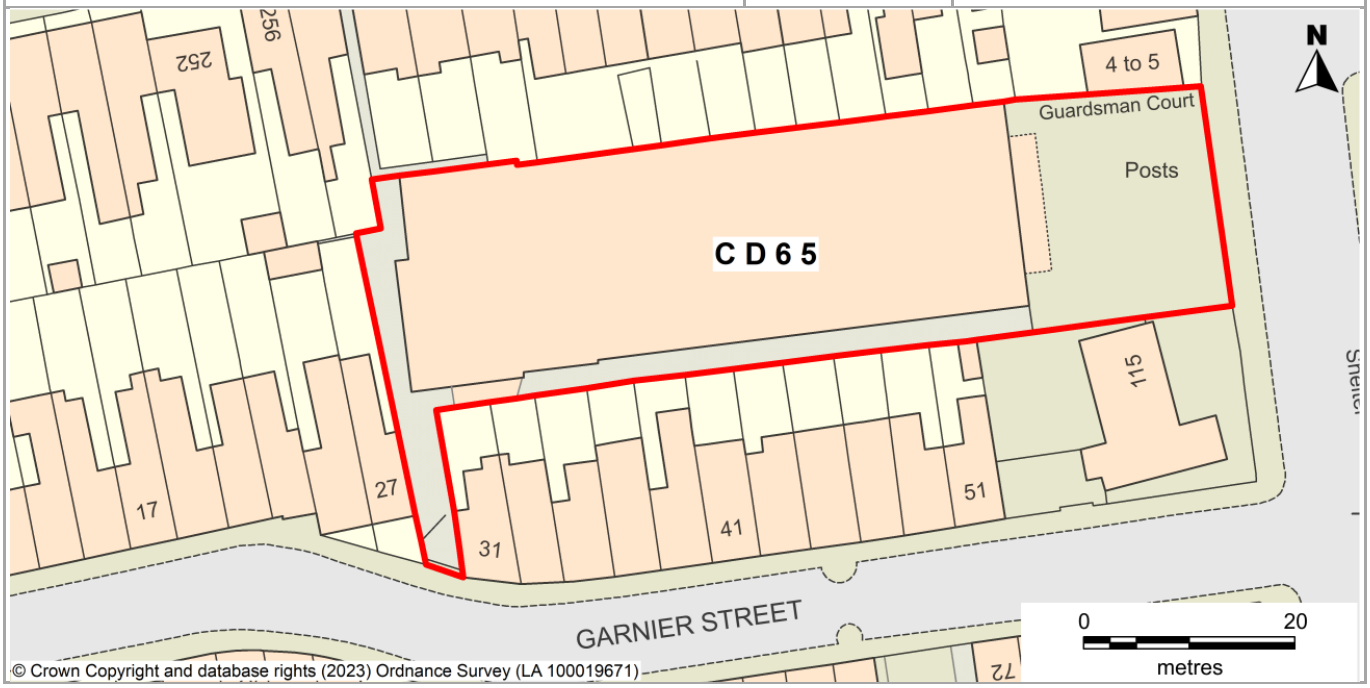
CD65 - 117-127 Fratton Road (Former Fratton Cinema)

Site Address:	**117-127 Fratton Road (Former Fratton Cinema)**	HELAA Site Reference:	**CD65**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a large vacant building, having previously been used for a cinema, bingo hall, social club and retail unit. There are two access points, one off Fratton Road, and the other off Garnier Street. Commercial and residential land uses (terraces and apartments) dominate the immediate surrounding areas. Fratton train station is 10 mins walk to the south east of the site.

Relevant Planning History:

16/01140/FUL - Construction of two buildings, one part 2/part 4 storey and the other 4 storey, comprising 30 dwellings (Class C3) and 365 sqm of ground floor commercial floorspace (for Class A1, A2 or A3 purposes), together with landscaping, cycle parking and other associated works (after demolition of existing building) - Consent granted 30.04.2018, but this has now lapsed.

Numerous applications were made to discharge conditions relating to permission 16/01140/FUL, but the permission lapsed as CIL payments were not made.

Suitability:

Suitable - Suitability for residential has been demonstrated by the planning permission which has now lapsed.

The site (excluding the access) is located within Fratton District Centre as identified in the PLP in policy PLP28: Town Centres, but as the site sits outside the Core Commercial Area residential development would not conflict with this policy.

The whole site is within an AQMA.

There is a Listed Building (The Guardsman Public House) adjacent to the north of the site.

Availability:

Available - It is assumed the site continues to be available for development based on previous planning permission.

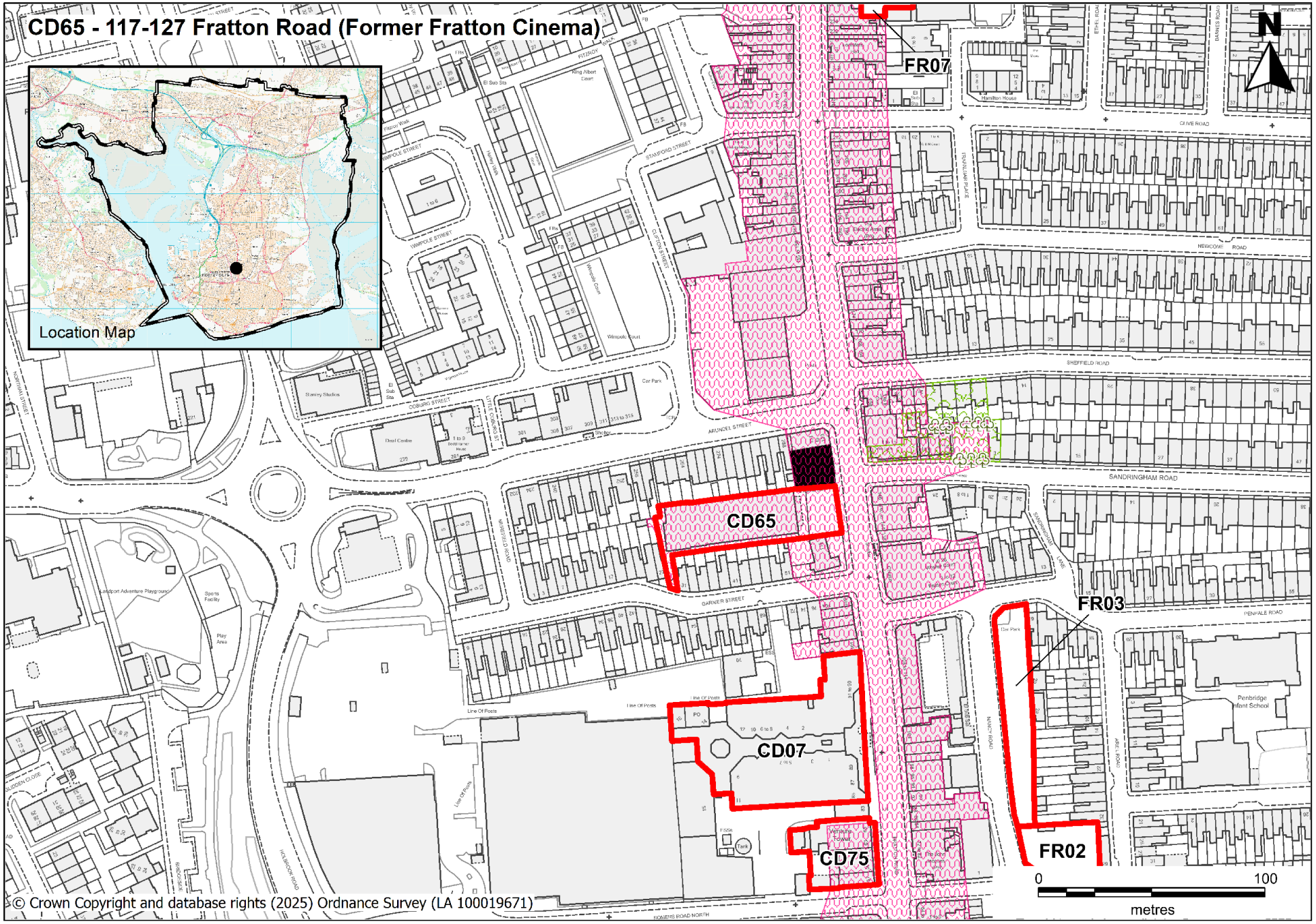
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Additional opportunities for unestablished uses**
6-10 years:	**30**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.18**
15+ years:	**0**	**0**	Indicative Density (dph):	**167**
Total:	**30**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD65 - 117-127 Fratton Road (Former Fratton Cinema)
Location Map
FR07
CD65
CD07
CD75
FR03
FR02
N
0
100
metres
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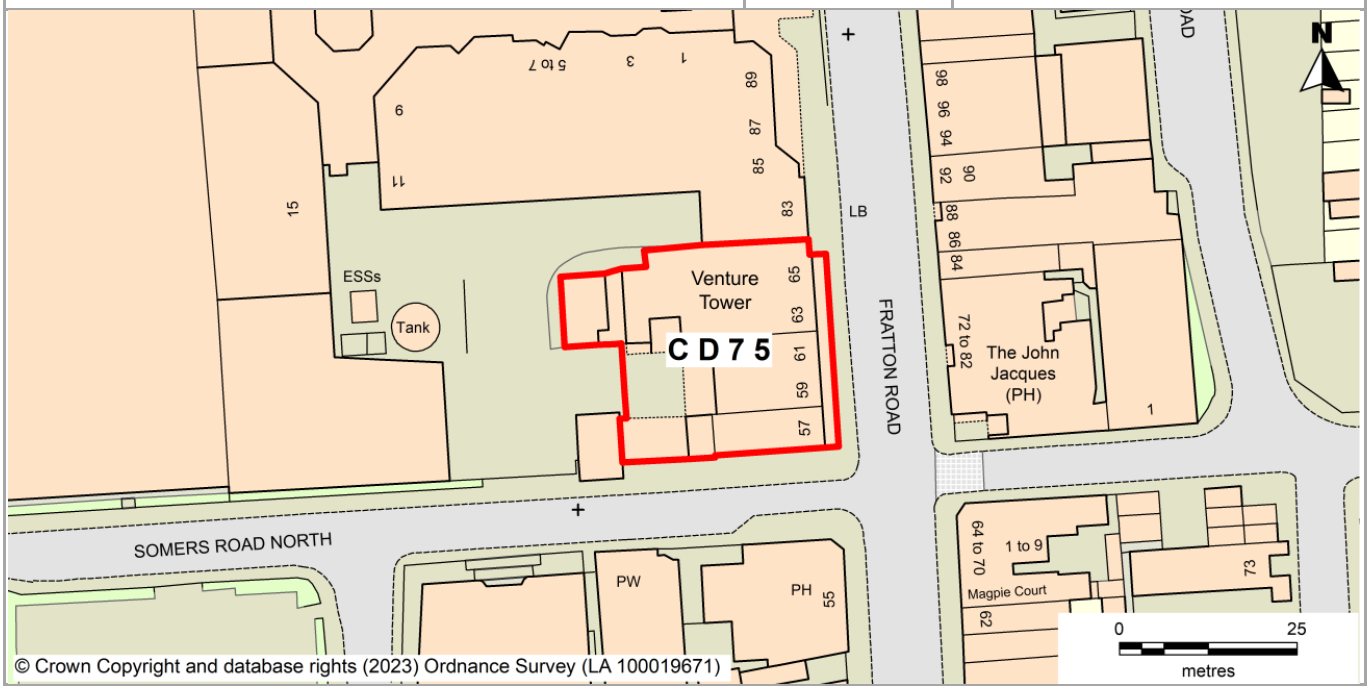
CD75 - Venture Tower, Fratton Road

Site Address:	**Venture Tower, Fratton Road**	HELAA Site Reference:	**CD75**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a former office building. Ground floor units are curently in use as a takeaway and betting shop, but the remainder of the building is vacant. Commercial and residential uses dominate the immediate surrounding area and the site falls within Fratton District Centre. The Bridge Shopping Centre is located directly to the north of the site, with an Asda supermarket to the west.

Relevant Planning History:

17/01051/FUL - Change of use of building (1st-8th floor) to form a student hall of residence (Class C1) comprising 97 study bedrooms (within 86 units) and managers accommodation; external alterations to include construction of extensions and alterations to all elevations, replacement cladding, windows and shopfronts; provision of communal facilities, bicycle and refuse storage. Consent granted 12.01.18 but lapsed on 12.01.21.
24/00117/MMA - Application for minor material amendment to planning permission 17/01051/FUL to seek approval of amended plans relating to exterior changes. Withdrawn 24.07.2024.
24/01089/FUL - Change of use of building (1st-8th floor) to form a student hall of residence comprising 100 study bedrooms; external alterations to include construction of extensions and alterations to elevations, replacement cladding, windows; provision of communal facilities, bicycles and refuse storage. Pending determination.

Suitability:

Suitable - The site would be suitable for housing development above ground floor level, with commercial uses to be located on the ground floor. This would fit with the site's location in the Core Commercial Area of the Fratton District Centre as identified in the PLP in policy PLP28: Town Centres.
Most of the site is within an AQMA, only the western part is outside of it.
The suitability of the site has been demonstrated by the now lapsed planning permission.

Availability:

Available - The site is assumed to be available for residential development based on the pending planning application. The site is owned by PCC.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

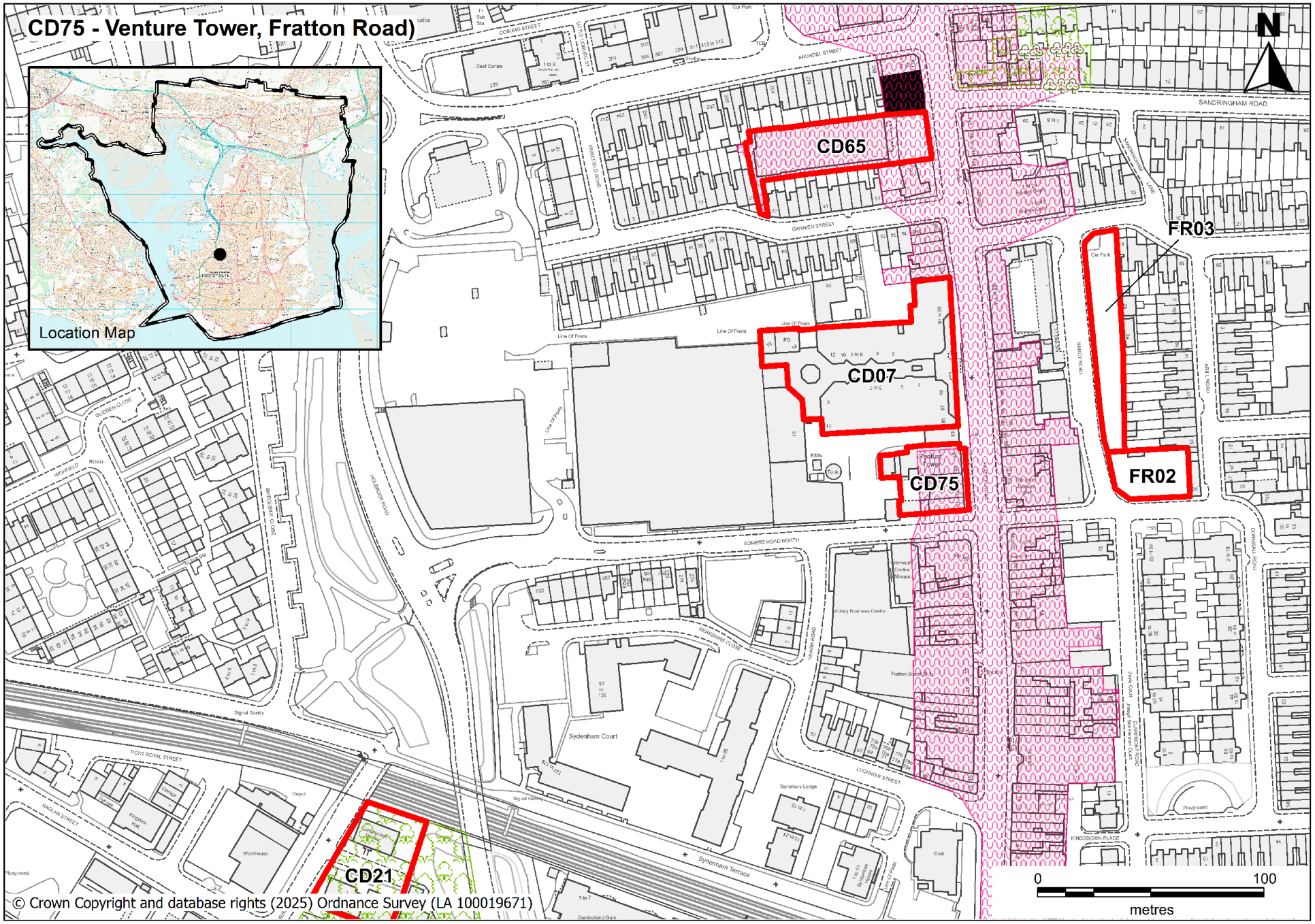
Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**41***	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.09**

CD75 - Venture Tower, Fratton Road				
15+ years:	**0**	**0**	Indicative Density (dph):	**0**
Total:	**41***	**0**	Assessment Outcome:	**DEVELOPABLE**

*This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number of the pending planning application due to this being for student accommodation.


CD75 - Venture Tower, Fratton Road)
Location Map
CD65
CD07
CD75
CD21
FR03
FR02
N
SANDRINGHAM ROAD
GARNER STREET
ARUNDEL STREET
SOMERS ROAD NORTH
Sydenham Court
Sydenham Terrace
PORT ROYAL STREET
LUCRAFT STREET
KINGSDOWN PLACE
Signal Gantry
Victory Business Centre
Fratton Sports Club
Playground
Club
Warehouse
Depot
0
100
metres
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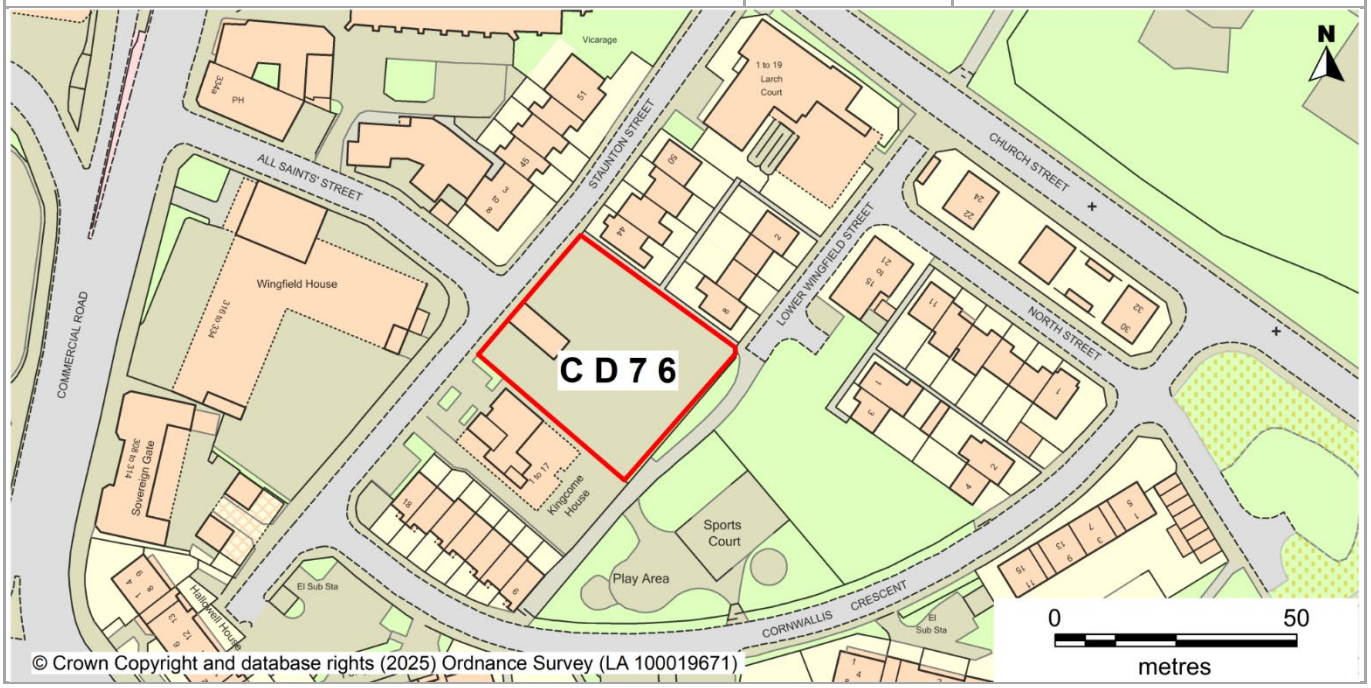
CD76 - Car Park, Staunton Street

Site Address:	**Car Park, Staunton Street**	HELAA Site Reference:	**CD76**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a former car park surrounded by residential buildings of two to four storeys. Currently disused and overgrown. Student accommodation is located in the vicinity, notably Wingfield House to the north west.

Relevant Planning History:

21/01102/FUL - Construction of part one, part two, part three, part four storey building to form Student Halls of Residence (Class C1) comprising 40 no. studio bedrooms, common room, gym, and associated refuse and cycle storage (description amended, plans received) - Refused 21.03.2025 due to failure to complete S106.

Suitability:

Suitable - The site is currently disused, but in a residential area so would benefit from redevelopment.
There is a Listed Building (All Saints Church) nearby to the north, the design of any new development would need to take this into account.
There is an AQMA nearby to the west of the site.

Availability:

Available - The site is assumed to be available due to recent planning application.

Achievability:

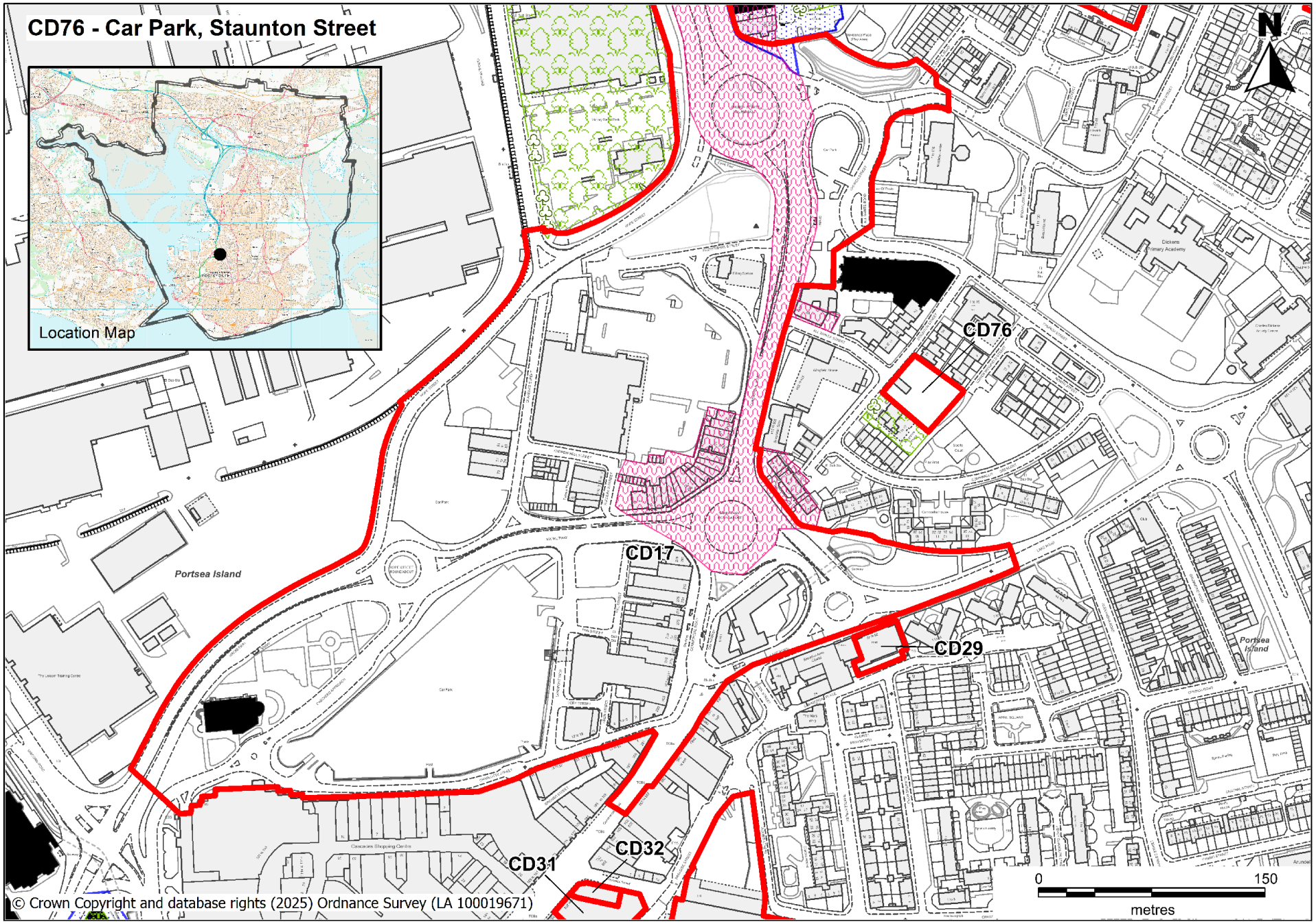
Unachievable - A pending application was refused due to applicants not completing S106, assume financial viability is an issue, or plans for development have been abandoned.

Future development potential of site:

Discounted - Unachievable.

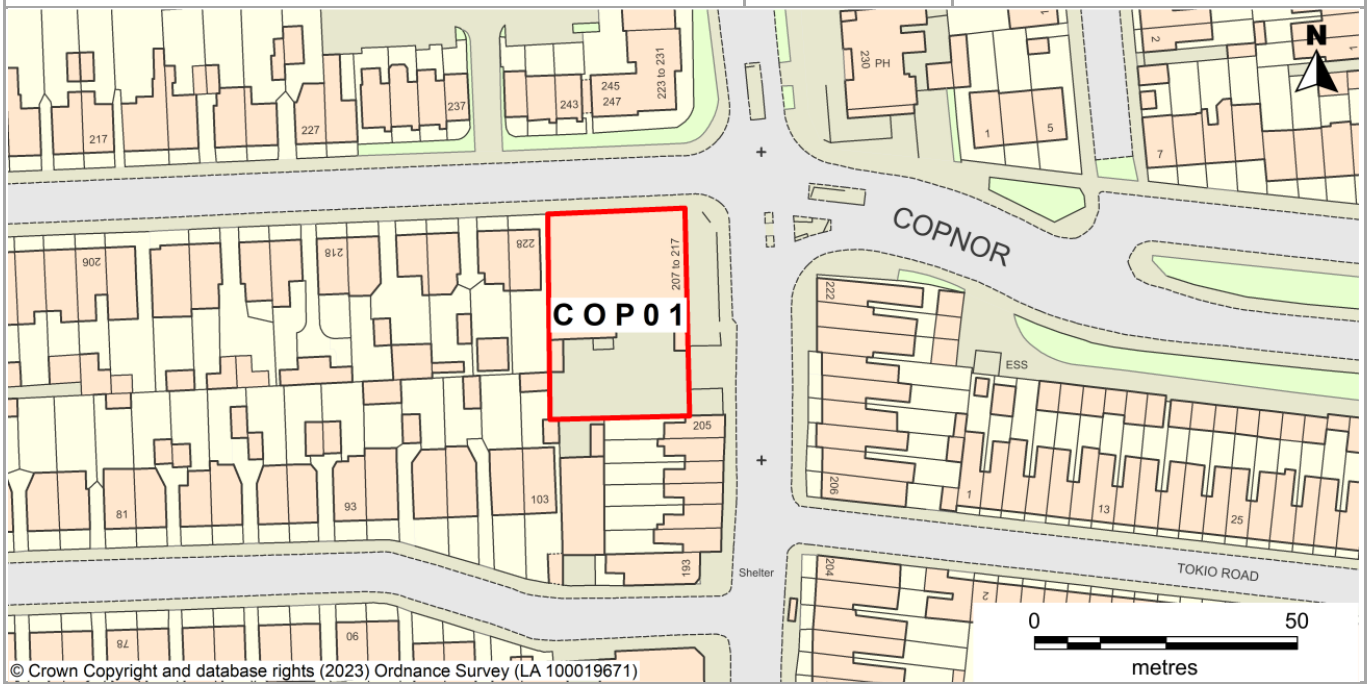
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Brownfield Land Register**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.14**
15+ years:	**0**	**0**	Indicative Density (dph):	**121**
Total:	**17***	**0**	Assessment Outcome:	**DISCOUNTED**

*This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number of the refused planning application due to this being for student accommodation.


CD76 - Car Park, Staunton Street
Location Map
CD76
CD17
CD29
CD31
CD32
Portsea Island
Portsea Island
N
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

COP01 - Brynwell Builder's Yard, 207-217 Copnor Road

Site Address:	**Brynwell Builder's Yard, 207-217 Copnor Road**	HELAA Site Reference:	**COP01**
Ward:	**Copnor**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a builder's yard, located within a predominantly residential area, including terraced and semi-detached housing, and mixed use development along Copnor Road.

Relevant Planning History:

A*16763/D - Erection of 4 storey block comprising 23 flats 16 garages and 7 car parking spaces. Application refused 26.02.1975.
07/01167/FUL - Construction of part three and four storey building to form 17 flats, new vehicular access, brick boundary wall and associated car parking, cycle and refuse storage. Application withdrawn 10.09.2007.
08/01664/FUL - Construction of part two/three storey building to form 14 flats. Consent granted 30.12.2008.
24/01195/FUL - Demolition of the existing builder's merchants (Class E) and construction of a part 3, part 4 and part 5 storey residential development to provide 25no. self-contained residential dwellings (Class C3) including associated landscaping, refuse and recycling facilities and car parking. Refused 01.05.2025 for reasons relating to height, scale and massing, and inadequate parking.

Suitability:

Suitable - Previous planning applications have demonstrated the site is suitable for residential development. The site is also an extant allocation under policy CP1 of the Portsmouth Local Plan 2006.
There are no significant constraints affecting the site.

Availability:

Available - The site is assumed to be available based on recent planning application.

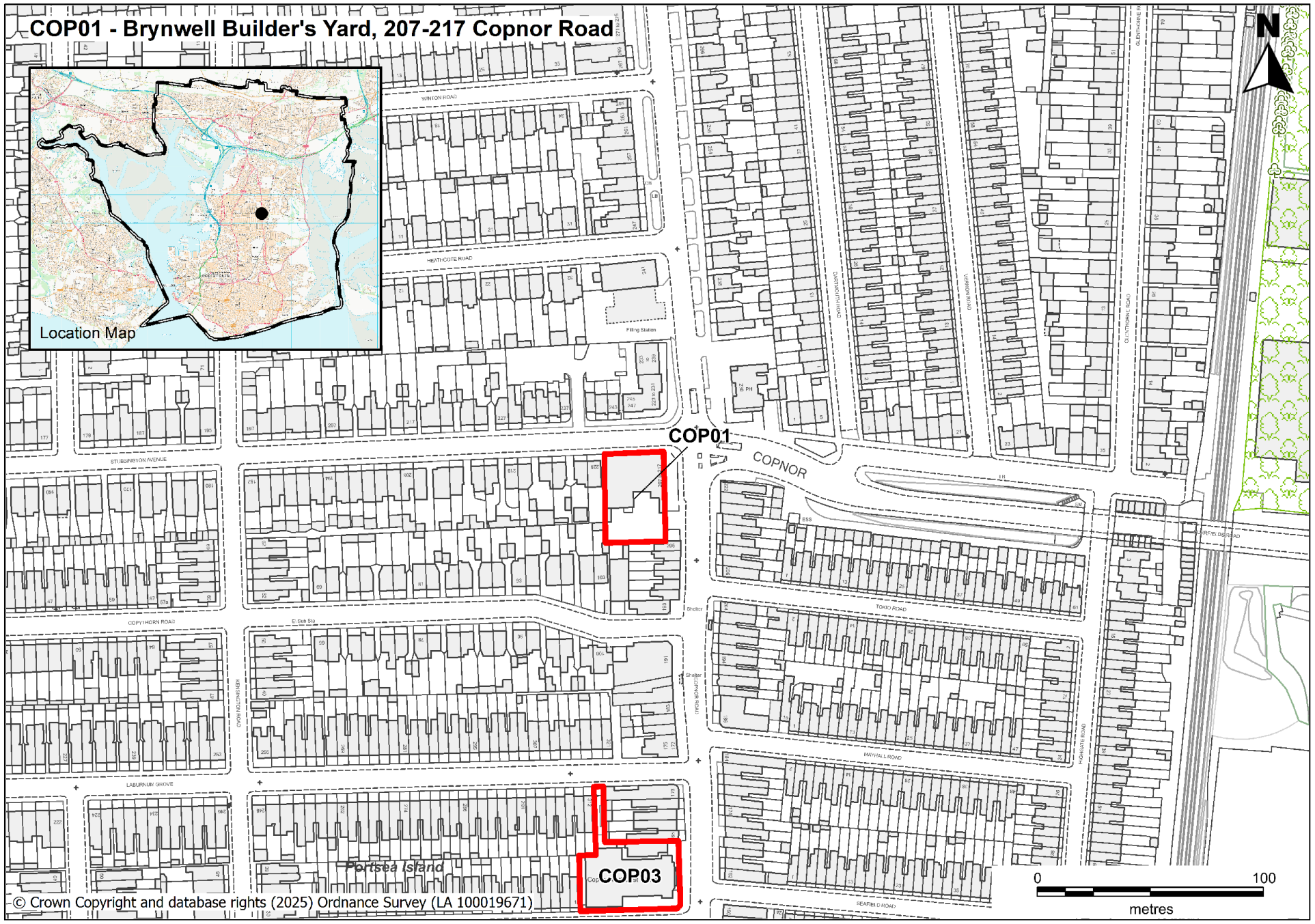
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed for residential use in years 0-5.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**25**	**0**	Site Source:	**Existing housing and economic development allocation**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.10**
15+ years:	**0**	**0**	Indicative Density (dph):	**193**
Total:	**25**	**0**	Assessment Outcome:	**DELIVERABLE**


COP01 - Brynwell Builder's Yard, 207-217 Copnor Road
Location Map
COP01
COP03
COPNOR
WINTON ROAD
HEATHCOTE ROAD
STUBBINGTON AVENUE
COPYTHORN ROAD
KENSINGTON ROAD
LABURNUM GROVE
TOVIO ROAD
MAYHALL ROAD
SEAFIELD ROAD
HIGHGATE ROAD
Portsea Island
N
0
100
metres
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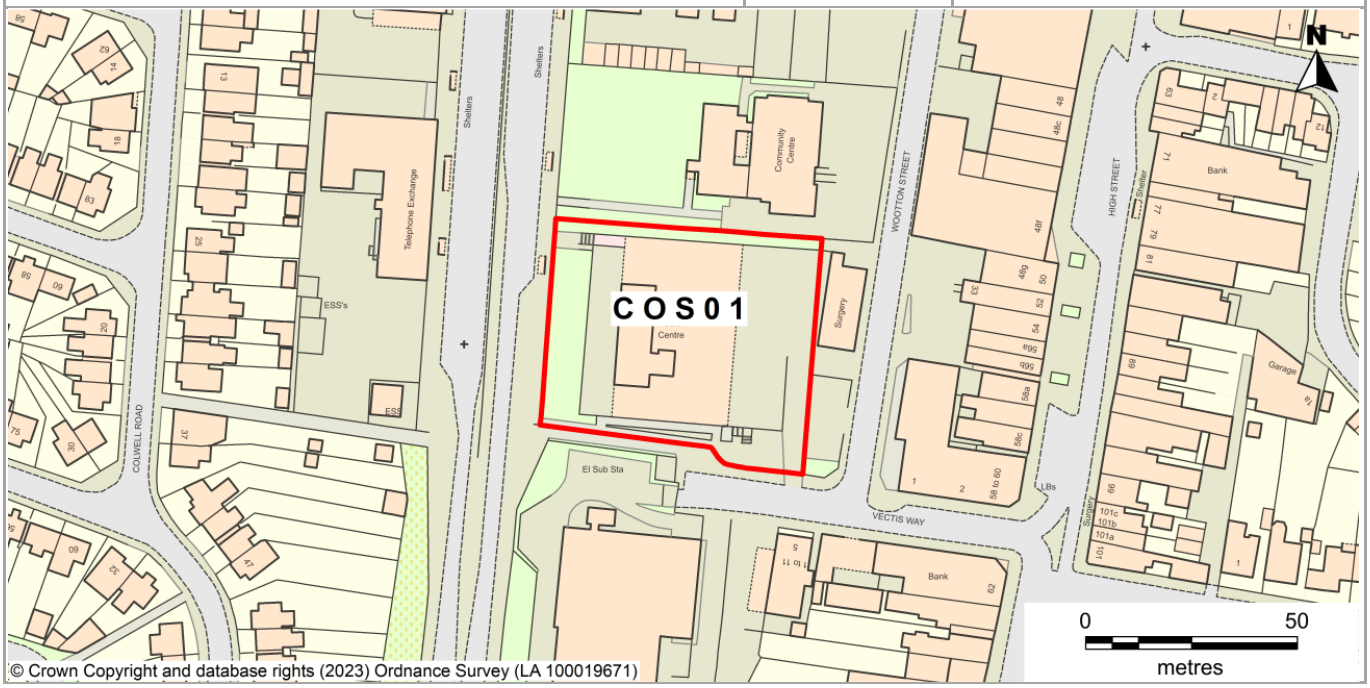
COS01 - Cosham Health Centre

Site Address:	**Cosham Health Centre**	HELAA Site Reference:	**COS01**
Ward:	**Cosham**	HELAA Category:	**Housing**



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Description of the existing site and its surroundings:

The site is situated within the Cosham District Centre and is located east of Northern Road. Vehicular access is provided off Vectis Way. It consists of the former Cosham Health Centre and associated car parking provision, it ceased operations in March 2023. The surrounding area is characterised by a variety of land uses, including a community centre to the north, BT Telephone Exchange to the south, residential to the west and Cosham High Street to the east. There has been mixed-use development in recent years along the southern part of the high-street. Cosham train station is within walking distance to the south-east. The site is also located in close proximity to several strategic highways, including the M27 to the south, and has good access to buses.

Relevant Planning History:

Pre-application submission in October 2023, principle of residential development acceptable.

Suitability:

Suitable - The site is suitable for residential development, given its location in an area with a mix of uses including residential.
The site is located within Cosham District Centre as identified in the emerging PLP in Policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for housing would not conflict with this policy.
There are no significant constraints affecting the site.

Availability:

Available - The landowner has confirmed the site is available for development.

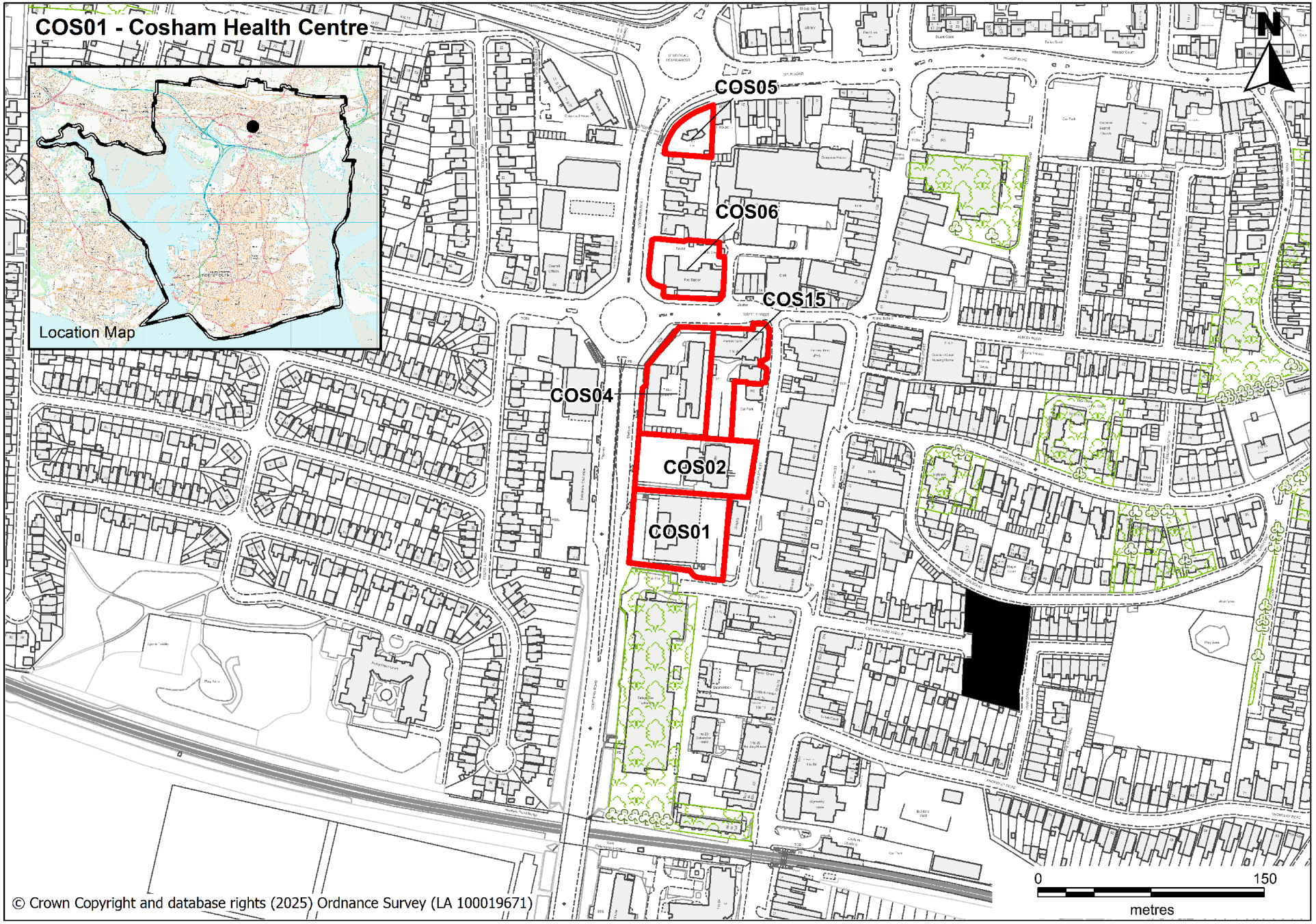
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed for residential use in years 0-5.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**70**	**0**	Site Source:	**Surplus/likely to become surplus public sector land**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.33**
15+ years:	**0**	**0**	Indicative Density (dph):	**215**
Total:	**70**	**0**	Assessment Outcome:	**DELIVERABLE**


COS01 - Cosham Health Centre
Location Map
COS05
COS06
COS15
COS04
COS02
COS01
N
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

COS03 - Westmoors, 50 London Road

Site Address:	**Westmoors, 50 London Road**	HELAA Site Reference:	**COS03**
Ward:	**Cosham**	HELAA Category:	**Housing**

Description of the existing site and its surroundings:

The site comprises a single dwelling with a walled boundary, set in a residential area on the corner of London Road and St George's Road. The house sits at an elevated level compared to the street below. Nearby properties range from two to four storeys, and include a number of flats.

Relevant Planning History:

18/01492/FUL - Construction of a 4-storey building comprising 11 dwellings (Class C3) with associated vehicular access from St George's Road, parking, landscaping, boundary treatments and bicycle/refuse storage following demolition of existing dwelling house. Withdrawn 01.04.2019.

19/00574/FUL - Construction of 4-storey building comprising 11 dwellings (Class C3) with associated vehicular access from St George's Road, parking, landscaping, boundary treatments and bicycle/refused storage following demolition of existing dwellinghouse (resubmission of 18/01492/FUL). Refused 13.01.2020 based on scale and design grounds.

Suitability:

Suitable - The site is a suitable location for residential development, being located in a residential area.

A TPO covers almost the entire site.

There is a Listed Building (milestone adjacent to Red Lion Public House) just over 50m to the south of the site.

Availability:

Available - It is assumed the site is available based on past planning applications.

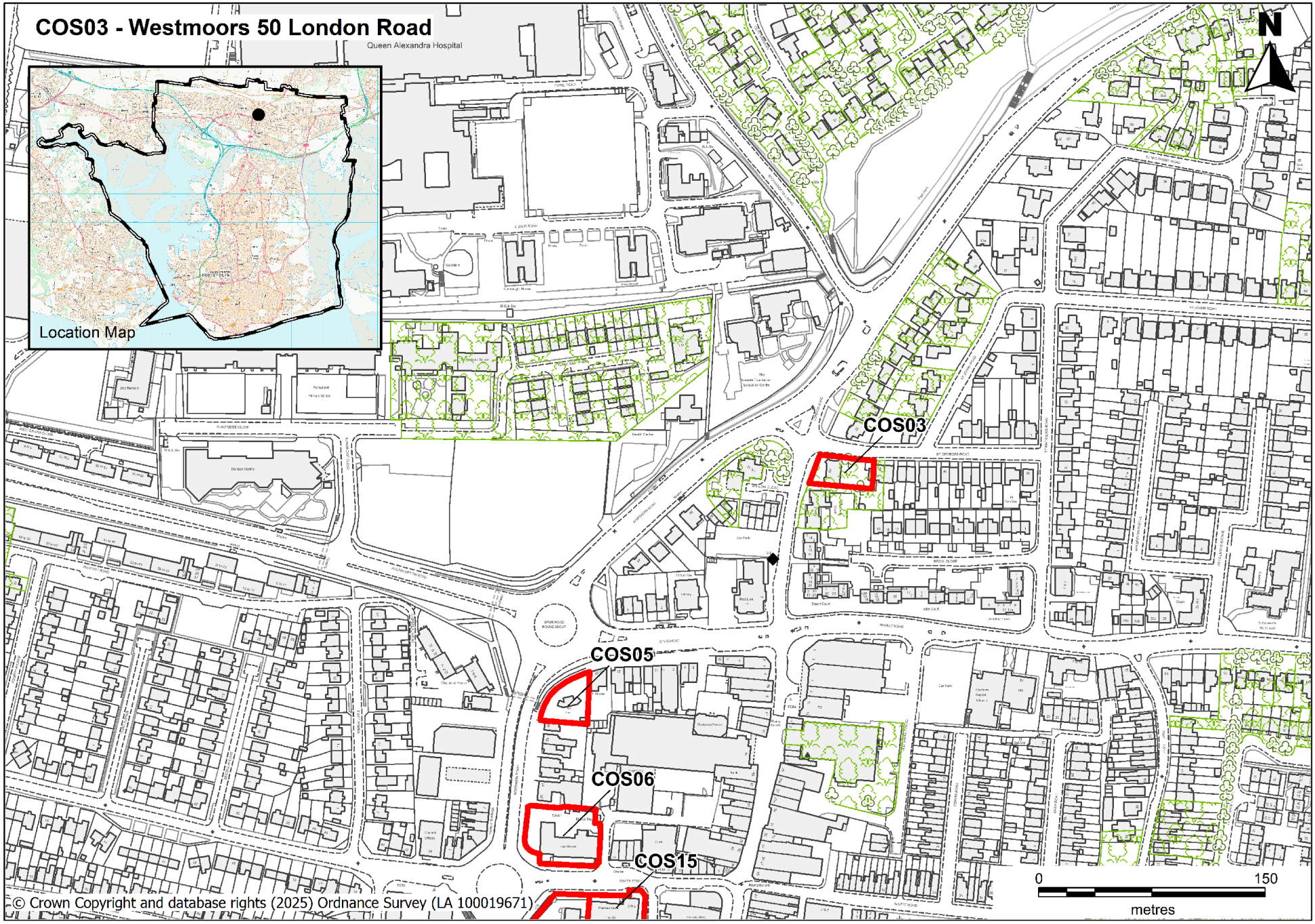
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

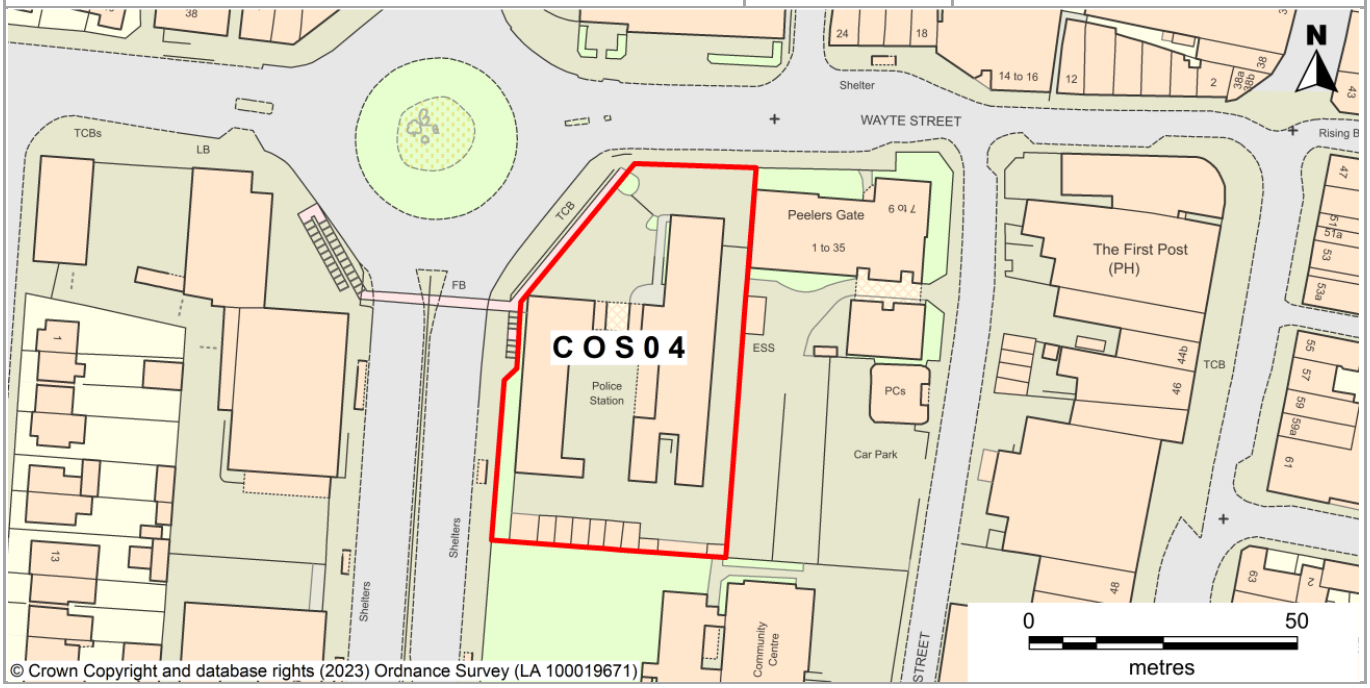
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Planning applications refused or withdrawn**
6-10 years:	**10**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.07**
15+ years:	**0**	**0**	Indicative Density (dph):	**143**
Total:	**10**	**0**	Assessment Outcome:	**DEVELOPABLE**


COS03 - Westmoors 50 London Road
Queen Alexandra Hospital
Location Map
COS03
COS05
COS06
COS15
N
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

COS04 - Former Cosham Police Station

Site Address:	**Former Cosham Police Station**	HELAA Site Reference:	**COS04**
Ward:	**Cosham**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is occupied by the former Cosham Police Station, which is currently vacant, located on the corner of Wayte Street and Northern Road (A397), facing onto a busy roundabout. The building is several storeys high. A pedestrian walkway runs over the road to the west from the north west corner of the site. The surrounding area has an array of different land uses, predominantly residential to the west and the remainder being a mix of commercial, retail and community uses. The site is close to Cosham Centre and the local high street where there has been mixed use development of 4-5 storeys in recent years.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is suitable for residential development, potentially 4/5 storeys given nearby buildings are of that height, and given the height of the existing building.
The site is within Cosham District Centre as identified in the emerging PLP in Policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for housing would not conflict with this policy.
Noise mitigation may be necessary due to the busy road location.
Access to the pedestrian walkway will need to be retained.

Availability:

Available - The landowner has confirmed the site is available for development.

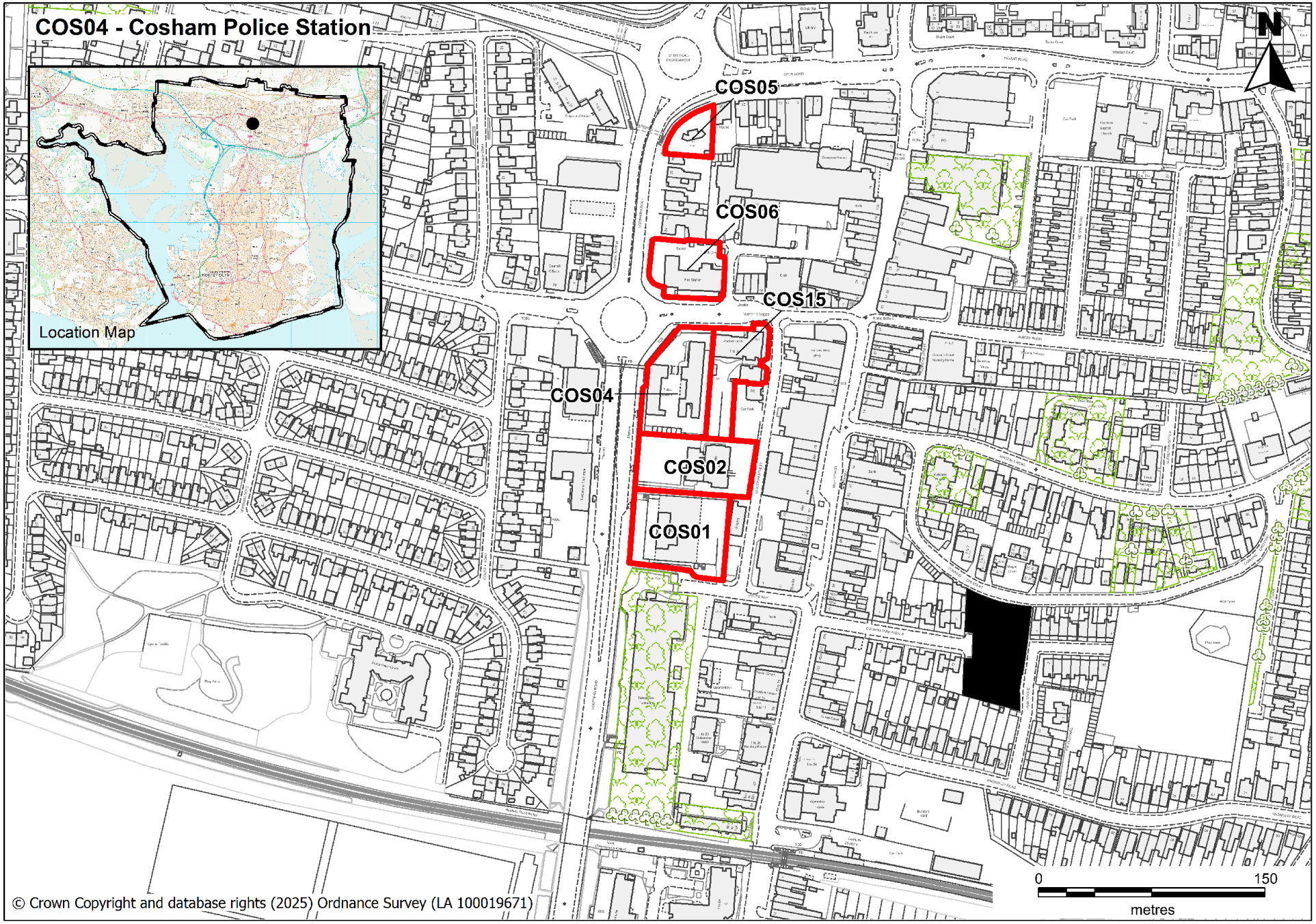
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

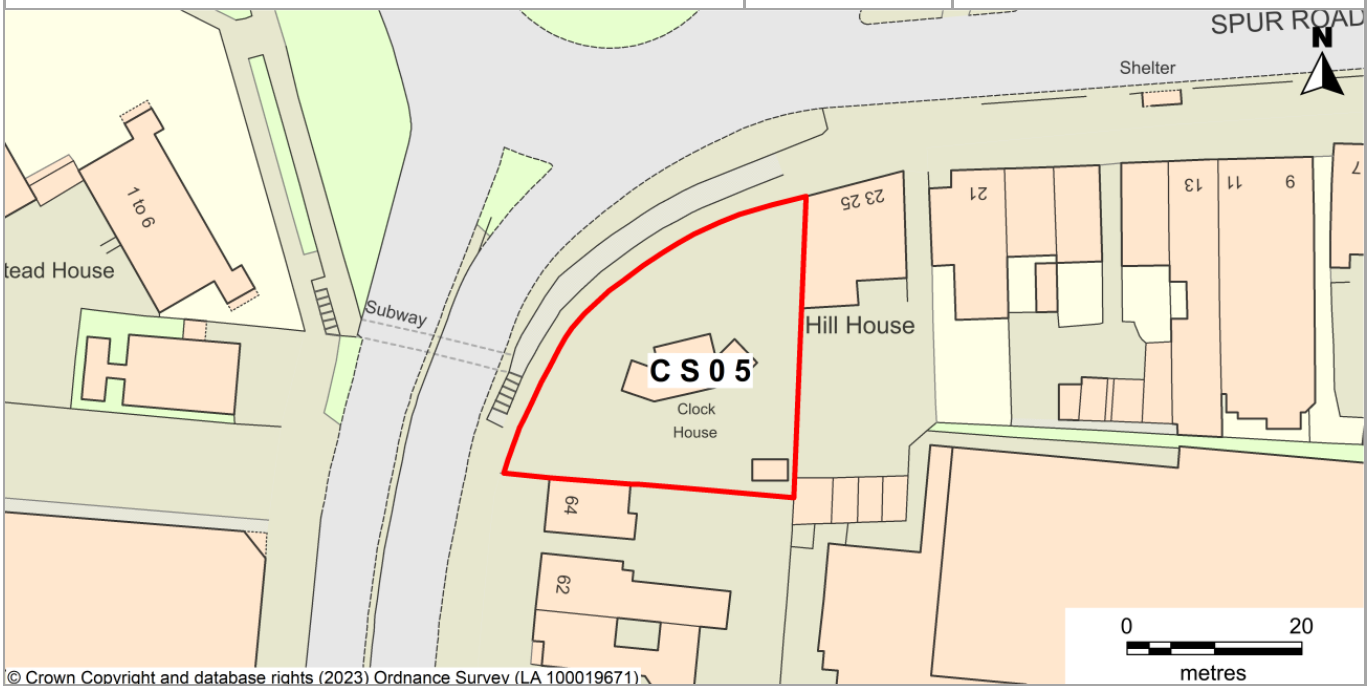
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Surplus/likely to become surplus public sector land**
6-10 years:	**60**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.28**
15+ years:	**0**	**0**	Indicative Density (dph):	**214**
Total:	**60**	**0**	Assessment Outcome:	**DEVELOPABLE**


COS04 - Cosham Police Station
Location Map
COS05
COS06
COS15
COS04
COS02
COS01
N
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

COS05 - Clock House, Spur Road

Site Address:	**Clock House, Spur Road**	HELAA Site Reference:	**COS05**
Ward:	**Cosham**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of an irregular shaped, single storey building with a clock on the roof. The building sits within a large plot used for parking. The building is currently in use as a barber shop. A footpath leading to a subway under the road is located in front of the site, beyond which sits a busy roundabout. There are a mix of uses in the area, including commercial and community uses, as well as some residential. A Tesco supermarket is located to the south east of the site.

Relevant Planning History:

19/00747/OUT - Outline application for construction of part 2/3/4/5/7 storey building to form Student Halls of Residence (Class C1) comprising 44 study studios and associated facilities (principles of access, appearance, layout and scale to be considered), following demolition of existing site buildings. Consent granted 24.03.2023.

Suitability:

Suitable - The site is suitable for residential development as demonstrated by the outline planning consent for the site. There are no significant constraints.

Availability:

Available - The site is assumed to be available based on the recent planning permission.

Achievability:

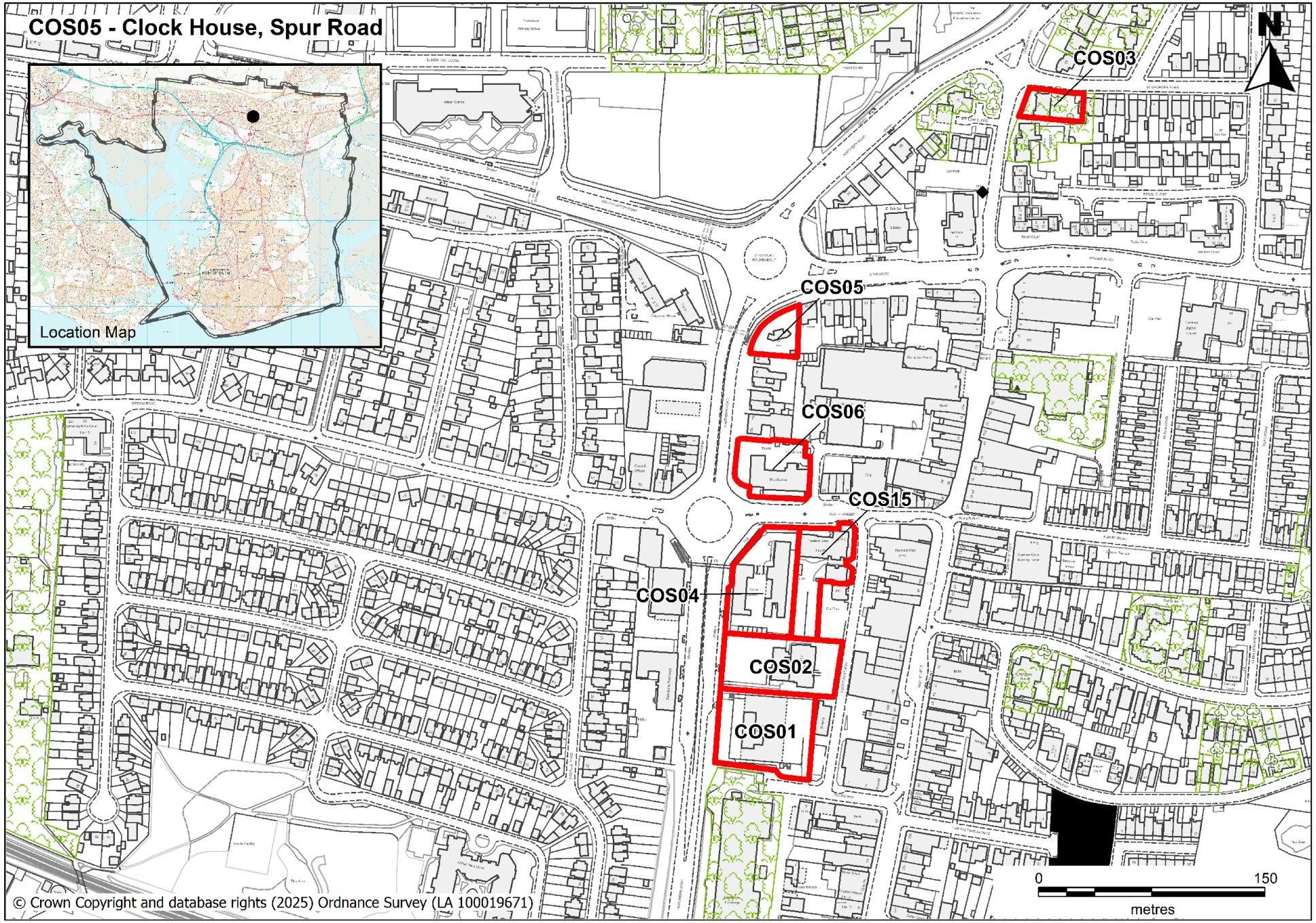
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for housing in years 6-10. It cannot be assumed that the site is Deliverable despite having planning permission as the permission is only in outline.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Outline Planning Permission**
6-10 years:	**18***	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.08**
15+ years:	**0**	**0**	Indicative Density (dph):	**225**
Total:	**18***	**0**	Assessment Outcome:	**DEVELOPABLE**

***This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number in the extant planning permission due to this being for student accommodation.**


COS05 - Clock House, Spur Road
Location Map
N
COS03
COS05
COS06
COS15
COS04
COS02
COS01
0
150
metres
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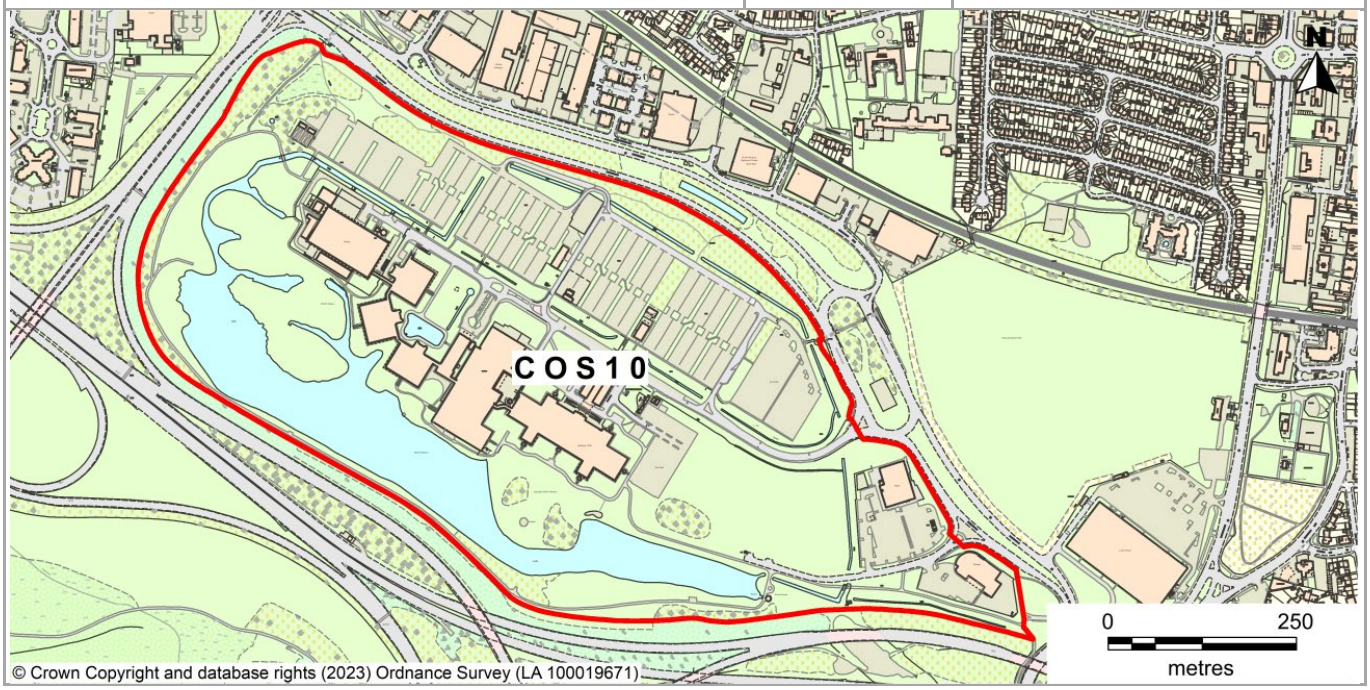
COS10 - Lakeside Employment Site

Site Address:	**Lakeside Employment Site**	HELAA Site Reference:	**COS10**
Ward:	**Cosham**	HELAA Category:	**Employment**



Description of the existing site and its surroundings:

The site is the office campus of Lakeside North Harbour, originally developed by IBM for their UK Headquarters. IBM continues to occupy part of Lakeside for their Head Office. The southern part of the site features a large lake. The northern part of the site is predominantly occupied by car parking. The site is bounded by the strategic road network - the M27 to the south, the M275 to the west and the A27 (Western Road) to the north and east. The site is accessed via the roundabout at Western Road and via the newer eastern access at Lakeshore Drive.

The office campus is set within landscaped grounds and has no distinct employment cluster. The site contains five linked but distinct, high-quality buildings for office (E(g)) use, named Buildings 1000 to 5000. Building 1000 is situated in the centre of the site, directly north of the lake. Building 1000 (26,570 sqm, over three levels) with its glass atrium provides the site's main reception and has been fully refurbished and let (2008 onwards). Directly west of Building 1000 is the IBM complex including Buildings 2000, 3000 and 4000. Refurbishment works to Buildings 2000 (7,525sqm over four levels) & 3000 Lakeside (3,894sqm over three levels with a 250-seat auditorium), including the rooftop terrace Winter Garden and Southern Courtyard, were completed in 2016.

Major occupiers of Lakeside include: AT&T and Virgin Media (telecommunications); Babcock (engineering and technical training services); Coffin Mew (solicitors); Handelsbanken (banking); Lead Forensics (software); and the South East Smarter Working Hub for NHS Property Services amongst others. The site also serves as office space for the headquarters of many of the occupiers, including Southern Co-op (Food, retail and funeral services), Hippo (Waste management), and Check-a-trade (Digital marketing). The site includes other supporting uses including: a small-scale retail hub known as 'Central Square' of a Co-op, Starbucks, Subway, a beauty salon, and a running and fitness accessories shop. The site also features crèche facilities, onsite cafés, an outdoor meeting room, fitness trails, and substantial surface car parking.

In the far south-eastern corner of the site is The Village Hotel and Leisure Centre, which was built in in September 2016 and a Porsche car dealership and show room which was built in 2012. Located in the south-eastern corner of the Lakeside site, west of the hotel is a parcel of greenfield land which is open grassland featuring a copse of trees/shrubbery. To the north is an internal road and land used for car parking. Further to the west is Building 1000 and associated car parking.

South of the site is the lake and footpaths which form part of the wider 2.36km Lakeside Fitness Trail and are used for the Lakeside Parkrun. Further to the east beyond the site boundaries are the King George Playing Field and the Grade II Listed Building Former IBM Pilot Head Office (now Lynx House). South-east is the Portsbridge Roundabout with access onto the motorway (M27). Further to the south is Horsea Island, a former landfill site. Also to the south across the motorway is Port Solent (HELAA site PA01). North of the site boundary is the Western Road Industrial Estate (Oak Park Industrial Estate and Acorn Business Centre). Cosham District Centre and Cosham Station are located to the north east.

COS10 - Lakeside Employment Site

Relevant Planning History:

08/02342/OUT - Outline application for 69,030sqm of gross external floorspace for Class B1(a) offices and 21,140sqm of other development (all gross external) to include: shops (Class A1) up to 1160sqm, restaurants/cafes (Class A3) up to 680sqm, 150-bedroom hotel and 40-suite aparthotel (Class C1) up to 6500sqm & 3000sqm respectively, private hospital (Class C2) up to 7000sqm and car dealership (mixed use for car display/sales showroom and servicing/repair workshop) up to 2800sqm, with access roads/footways, landscaping and associated plant (the principles of access and layout to be considered). Consent granted 15.10.2010.
18/00945/NMA - Application for non material amendment to planning permission 08/02342/OUT to relocate the private hospital to the south east of the site and offices to the north east of the site. Consent granted 17.06.2018.
17/01171/FUL - Construction of a two-storey car dealership use comprising showroom, valet facilities, workshop and MOT testing, with provision of car parking, associated infrastructure and landscaping. Consent granted 27.06.2018.
19/01323/FUL - Amended description and plans for 17/01171/FUL - Construction of a two-storey building for car dealership use comprising showroom, valet facilities, workshop and MOT testing, with provision of car parking, associated infrastructure and landscaping. Consent granted 01.08.2022.
24/00551/FUL - Change of use from Class E(g)(i) offices to a flexible use as either Class E(g)(i) offices or Class F1(a) Provision of education. Consent granted 26.07.2024.

Suitability:

Suitable - The site is allocated as a strategic site for employment in the emerging PLP in PLP5: Lakeside North Harbour. It is allocated in the Portsmouth Plan (2012) for 69,000sqm of employment floorspace (PCS5). The site was assessed in the HEDNA as suitable for office employment floorspace and is the only location available for larger office space. The site is not considered suitable for housing for two reasons. Firstly, it would diminish the high-quality business offer currently available on the site. Secondly, it is remote from local facilities, is bounded by busy roads and would be an isolated place to live.
The site is considered to have good accessibility by motorised vehicles through motorway access from junction 12 of the M27. There is also good accessibility across the City via the A27 and A3 (Southampton Road). There is a wide availability of parking across the Lakeside site. The nearest train station is Cosham Station approximately 1.09 km away, in Cosham District Centre. A shuttle bus service operates between Lakeside Buildings 1000 - 2000 and Cosham Health Centre, Cosham Bus Station and Interchange, Hilsea Bus Station, The Hover Terminal and The Hard during select peak morning and afternoon hours between Mondays-Fridays. The site otherwise is not easily accessible via public transport. The site is visible from the adjacent public right of way adjoining Lakeshore Drive and the northern internal roads.
If the site is developed, new access should be considered to connect the site to the adjacent highway (Lakeshore Drive).
The site is covered by a site-wide TPO.
The parcel of open grassland in the south-eastern corner of the site is a SINC (8% of the site is within the SINC), and also identified as a Candidate Site in the Solent Waders and Brent Goose Strategy. Development on this part of the site should be avoided.
The SPA, Ramsar and SSSI are located nearby to the south east, and an area nearby to the south west is a Primary Support Area for Solent Waders and Brent Geese.
A Listed Building (Lynx House) lies nearby (approx. 75m) to the east of the site.
There is a Scheduled Monument (Hilsea Lines) nearby to the south east, sat within a Conservation Area (Old Wymering).
Most nearby constraints are on the other side of major roads from the site so it is unlikely development of the site will have a major impact on these.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

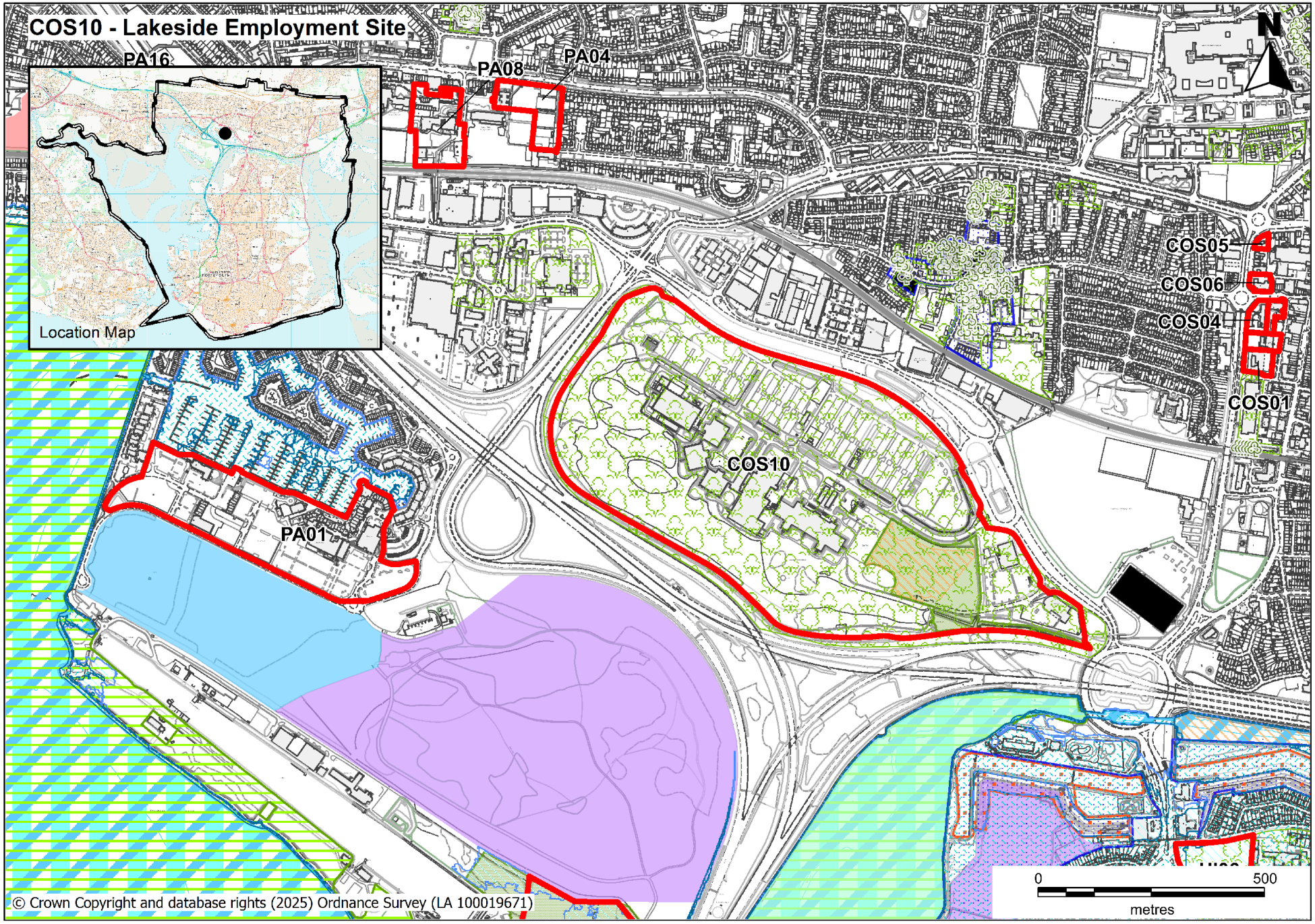
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed in years 11-15.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Existing housing and economic development allocation**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**50,000**	Gross Site Area (Ha):	**49.72**
15+ years:	**0**	**0**	Indicative Density (dph):	**-**
Total:	**0**	**50,000**	Assessment Outcome:	**DEVELOPABLE**


COS10 - Lakeside Employment Site
PA16
Location Map
PA08
PA04
COS05
COS06
COS04
COS01
COS10
PA01
N
0
500
metres
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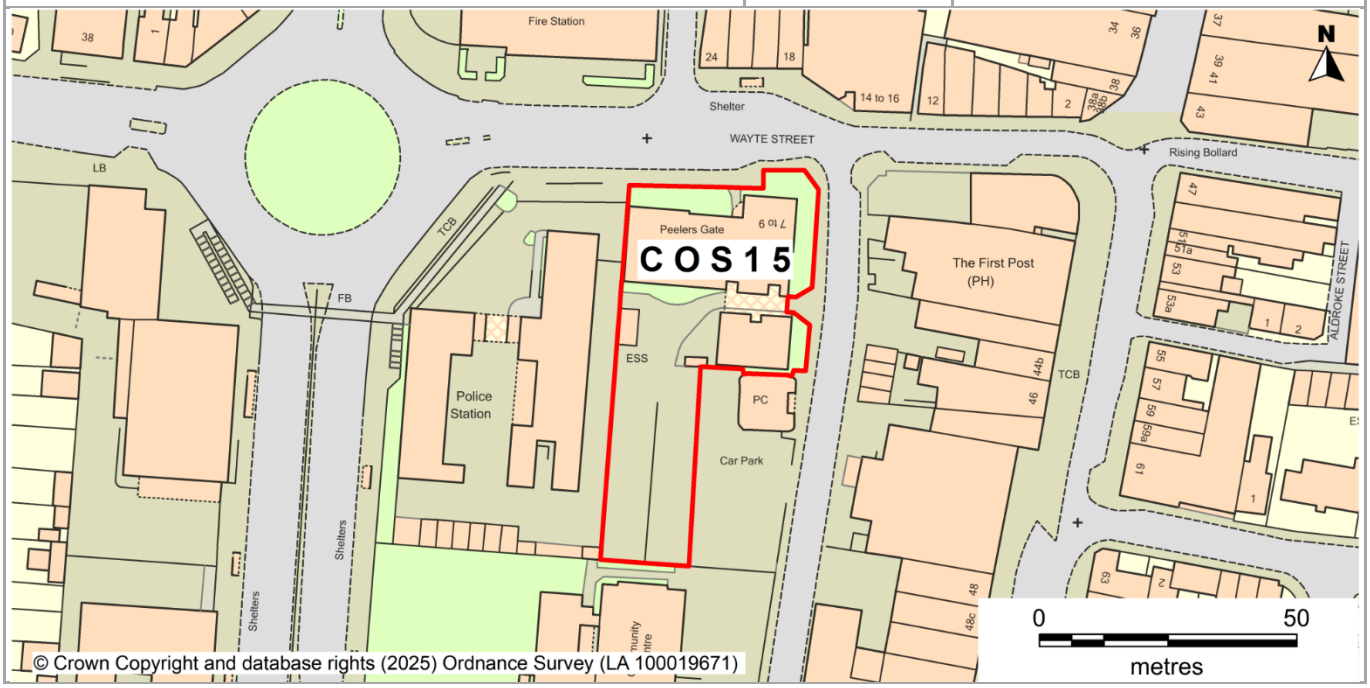
COS15 - Land rear of Peelers Gate

Site Address:	**Land rear of Peelers Gate**	HELAA Site Reference:	**COS15**
Ward:	**Cosham**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a four storey block of flats with large parking area at the rear. There are various uses nearby including a police station to the west, fire station to the north, and community centre to the south. There are also residential uses as well as retail, public houses and other town centre uses.

Relevant Planning History:

24/01248/FUL - Construction of 2 storey building above existing car park forming 10-bed/12-person house in multiple occupation (Sui Generis) including access, landscaping and associated works. Refused 23.12.2024 due to inadequate access, overdevelopment, loss of privacy for existing residents, loss of parking.

Suitability:

Unsuitable - There are numerous reasons for refusal given against the recent planning application, notably inadequate access, proposed development being too large, loss of parking and privacy for existing residents. Alternative proposals would need to be put forward to overcome these issues, and reducing the scale of the proposals would take the site below the HELAA site threshold.

Availability:

Available - The site is assumed to be available due to being the subject of a recent planning application.

Achievability:

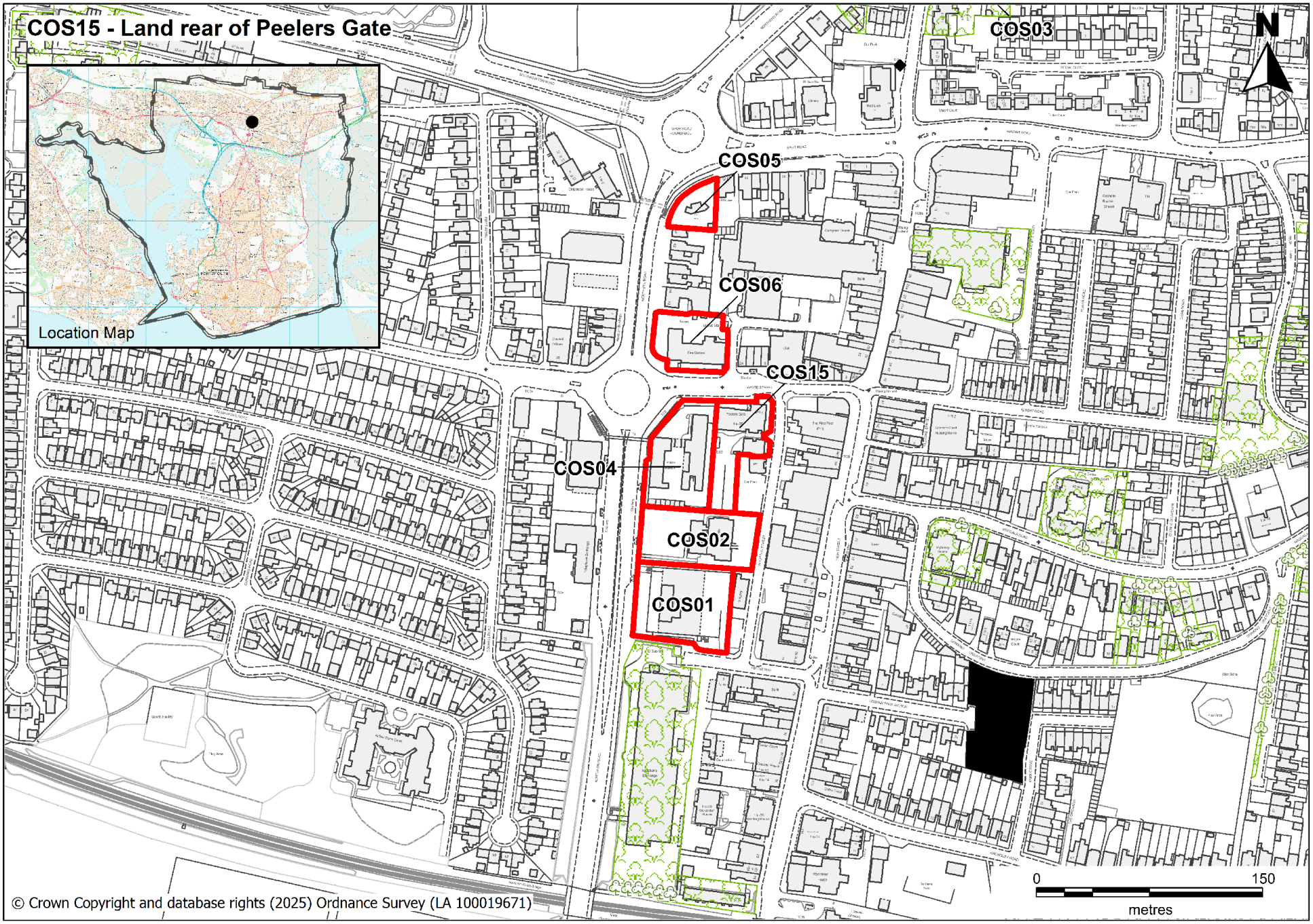
Unachievable - The site appears to have issues around site size, access and parking which are unlikely to be possible to overcome, or would take the level of proposed development below the HELAA threshold of 5 dwellings.

Future development potential of site:

Discounted - Unsuitable and Unachievable.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Refused planning application**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.20**
15+ years:	**0**	**0**	Indicative Density (dph):	**25**
Total:	**5***	**0**	Assessment Outcome:	**DISCOUNTED**

***This is the C3 equivalent number of dwellings. A ratio of 1.9 has been applied to the dwelling number in the refused planning application due to this being for HMO development.**


COS15 - Land rear of Peelers Gate
Location Map
COS03
COS05
COS06
COS15
COS04
COS02
COS01
N
0
150
metres
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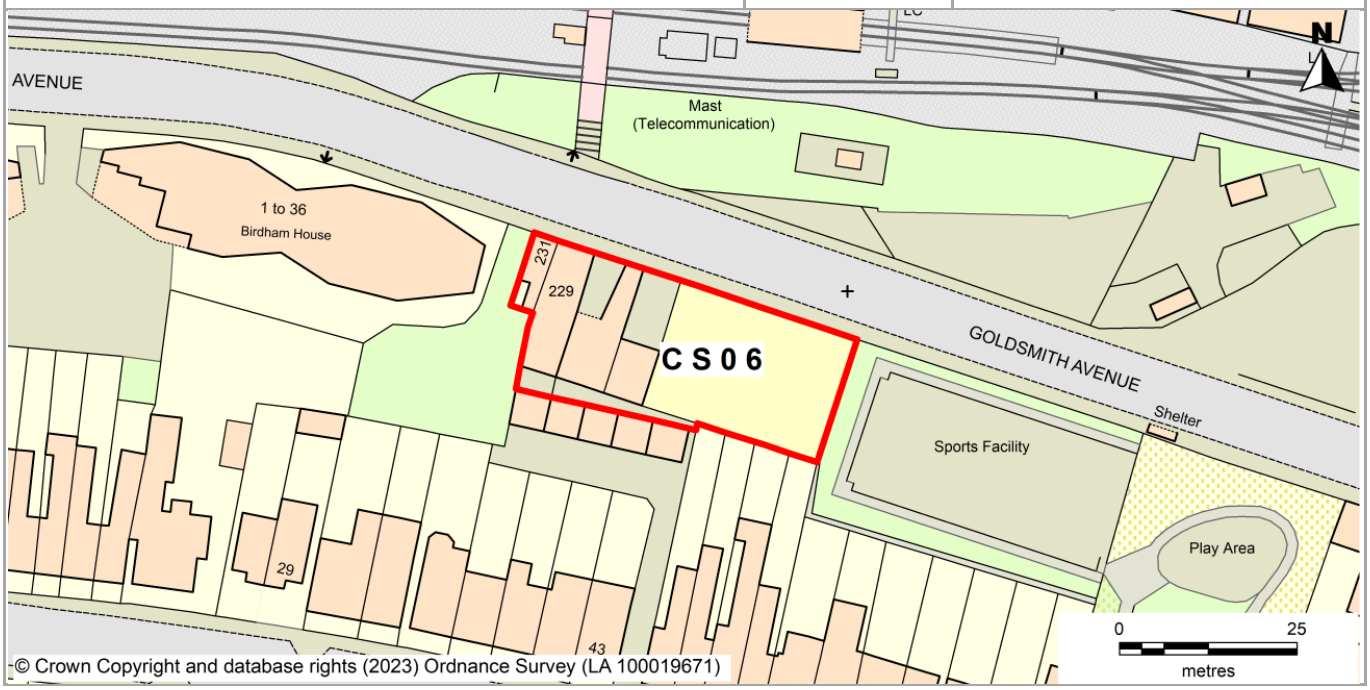
CS06 - 227-231 Goldsmith Avenue

Site Address:	**227-231 Goldsmith Avenue**	HELAA Site Reference:	**CS06**
Ward:	**Central Southsea**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site includes a mix of commercial and industrial uses including plant hire, scrap vehicles, and timber fencing and sheds. To the immediate west of the site is an area of undeveloped disused/vacant land, with the recent Vivid Homes developments of Birdham House and Hollinsworth House further west (up to six storeys in height). To the east of the site is Orchard Park play area including basketball court. Adjacent to the southern boundary are rear gardens of residential properties along Orchard Road and a row of associated garages. Beyond these to the south is a wider residential area. To the north, on the other side of Goldsmith Avenue, is a goods yard and footbridge leading to the nearby Fratton Station and railway lines.

Relevant Planning History:

No relevant planning applications within the last five years.
Pre-application discussions relating to potential residential use of the site in 2023.

Suitability:

Suitable - The site is situated in a residential area, with nearby buildings being up to six storeys meaning there is the potential for high density development. The site is considered to have good accessibility via public transport, with Fratton Station, which is a main line station, located north of the site, and bus stops located on Goldsmith Avenue, opposite and adjacent the nearby play area.
There is an AQMA nearby.
There is a Listed Building nearby but there is intervening development between the site and the Listed Building.

Availability:

Available - It is assumed the site is available based on recent pre-application submission.

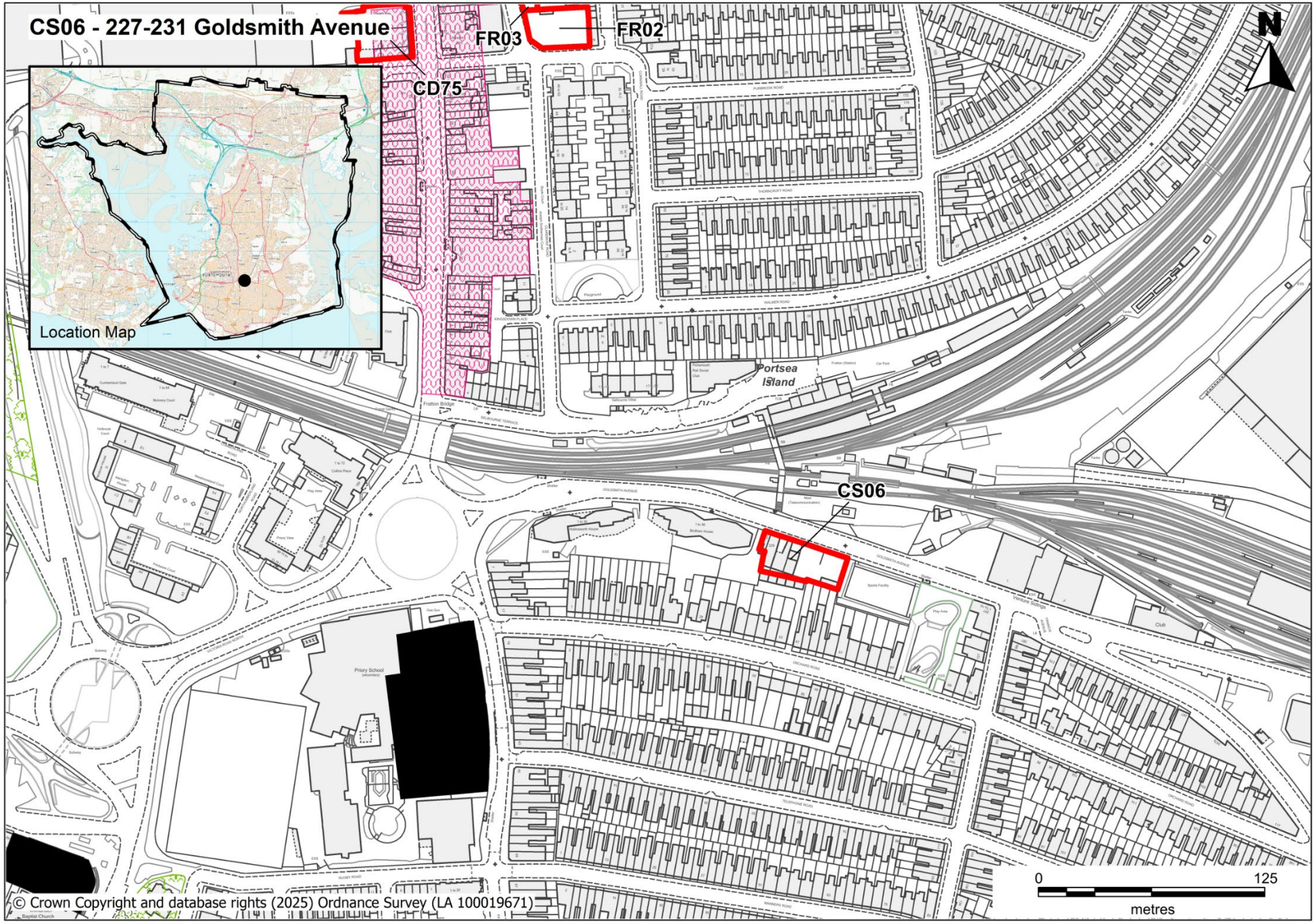
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed for residential use in years 0-5.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**25**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.09**
15+ years:	**0**	**0**	Indicative Density (dph):	**278**
Total:	**25**	**0**	Assessment Outcome:	**DELIVERABLE**


CS06 - 227-231 Goldsmith Avenue
FR03
FR02
CD75
Location Map
Portsea Island
CS06
N
0
125
metres
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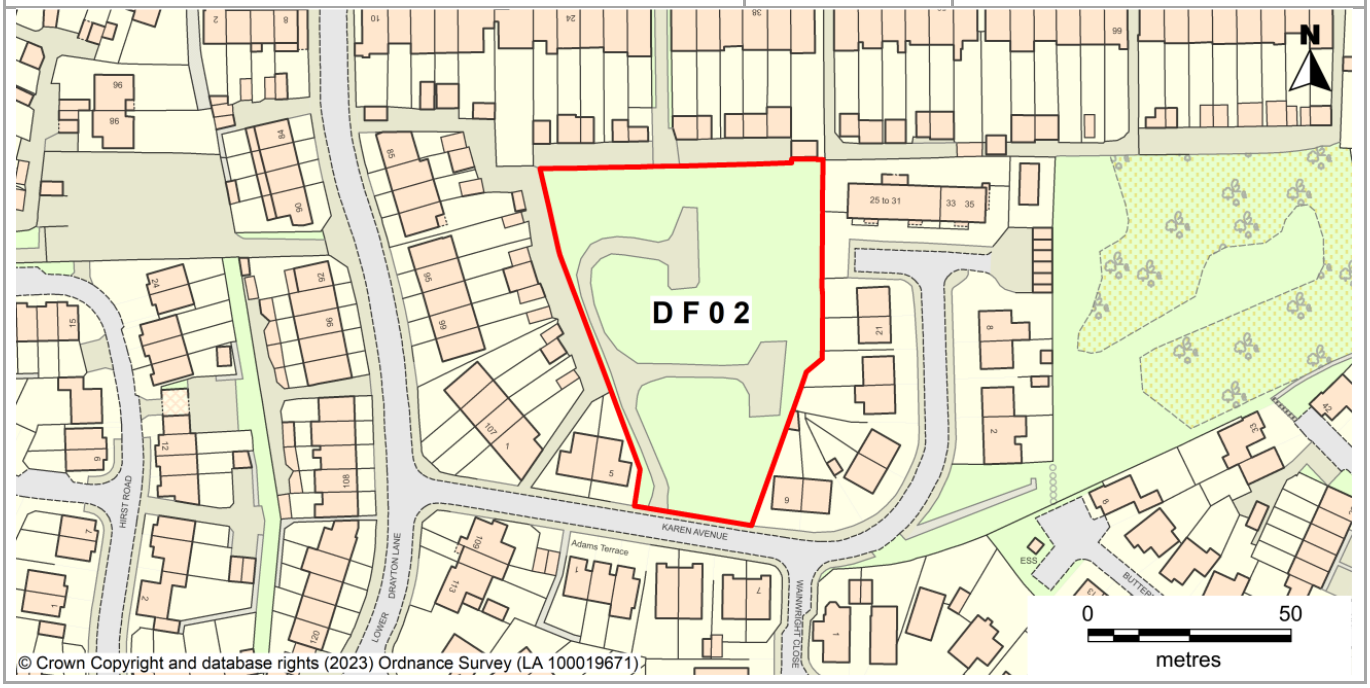
DF02 - Karen Avenue

Site Address:	**Karen Avenue**	HELAA Site Reference:	**DF02**
Ward:	**Drayton & Farlington**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a vacant plot of land that is enclosed by fencing, shrubbery and trees, with residential properties backing onto the site along the north, west and eastern boundaries. It was previously occupied by a retirement home and there are pre-existing access roads on-site with the main access point from Karen Avenue to the south. The immediate area is predominantly comprised of cul-de-sacs and semi-detached houses and bungalows. A residential development was completed to the south-east in 2022.

Relevant Planning History:

20/01513/CS3 - Construction of 2no. four bedroom bungalows and two storey building providing 4no. four bedroom flats, with associated parking and landscaping. Consent granted 11.10.2021, but lapsed 11.10.24.
22/01224/DOC - Application to seek approval of details reserved by conditions 3, 5 & 9a of planning permission 20/01513/CS3 (Contamination, Materials, Biodiversity). Approved 22.08.23.

Suitability:

Suitable - The site is located in a residential area, and the recently lapsed planning consent for the site confirms suitability for residential development.
There are no significant constraints affecting the site.

Availability:

Available - The landowner (PCC) has confirmed the site is available.

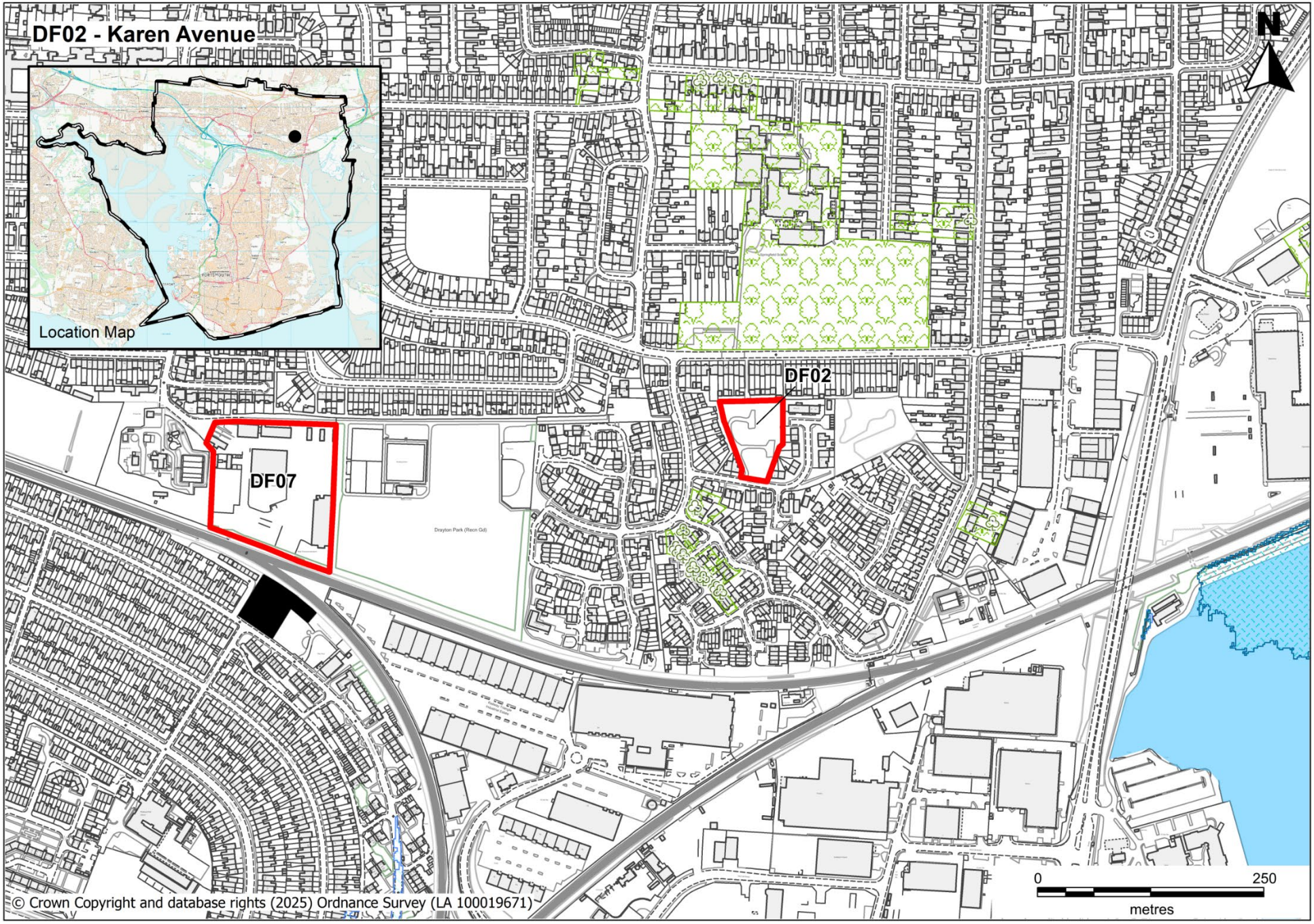
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

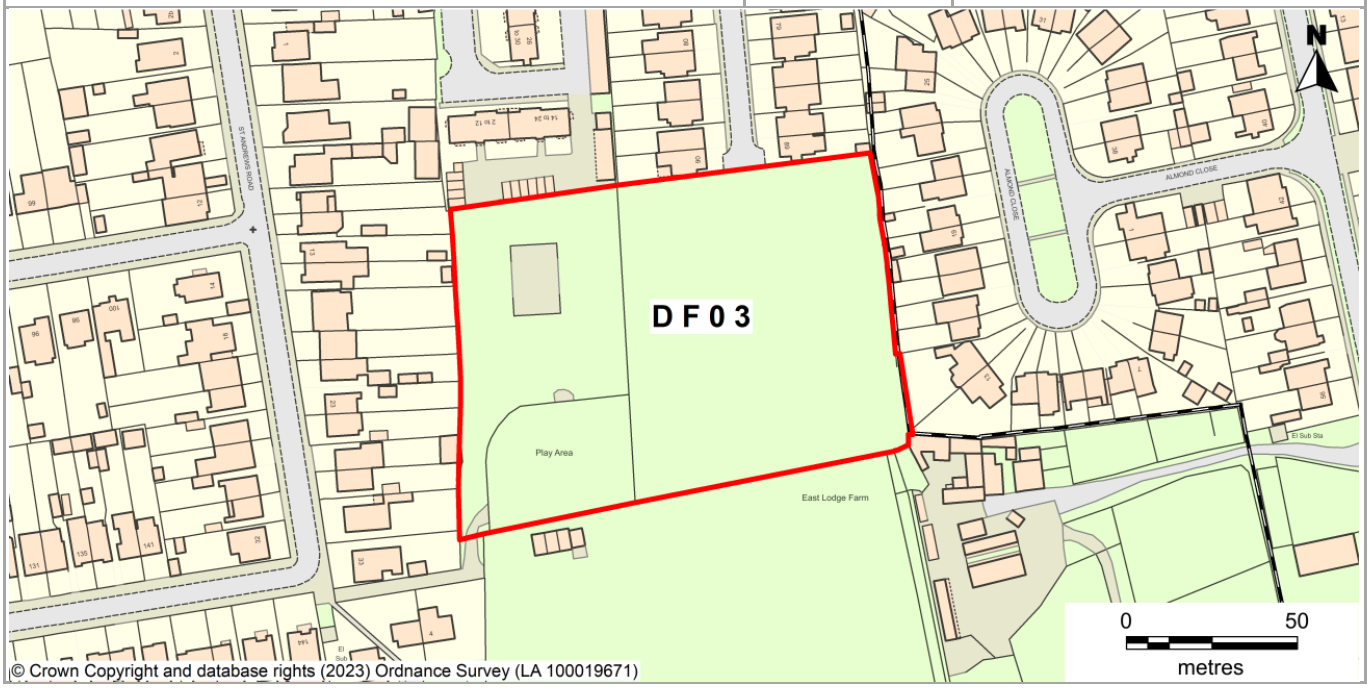
Developable - There is a reasonable prospect the site will be developed for residential use within years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Lapsed planning permission**
6-10 years:	**6**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.45**
15+ years:	**0**	**0**	Indicative Density (dph):	**13**
Total:	**6**	**0**	Assessment Outcome:	**DEVELOPABLE**


DF02 - Karen Avenue
Location Map
DF02
DF07
N
0
250
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

DF03 - East Lodge (northern paddock)

Site Address:	**East Lodge (northern paddock)**	HELAA Site Reference:	**DF03**
Ward:	**Drayton & Farlington**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a paddock/grazing fields, playground and basketball court. A number of trees are also located along its boundary to the east and south. It is within a residential area, predominantly characterised by semi-detached housing and also several apartment blocks to the north. There are playing fields/pitches directly to the south and vehicular access is only possible off East Lodge Park road to the north. There is also a pedestrian only access point off Second Avenue.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Unsuitable - The site is in use as an existing playground and serves as open space for surrounding residential development, the paddocks are also in use.

There is a TPO covering the western third of the site.

There is a Local Nature Reserve directly to the south of the site (Farlington Marshes).

There is a Listed Building (boundary wall of church) located approx. 125m to the north of the site.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

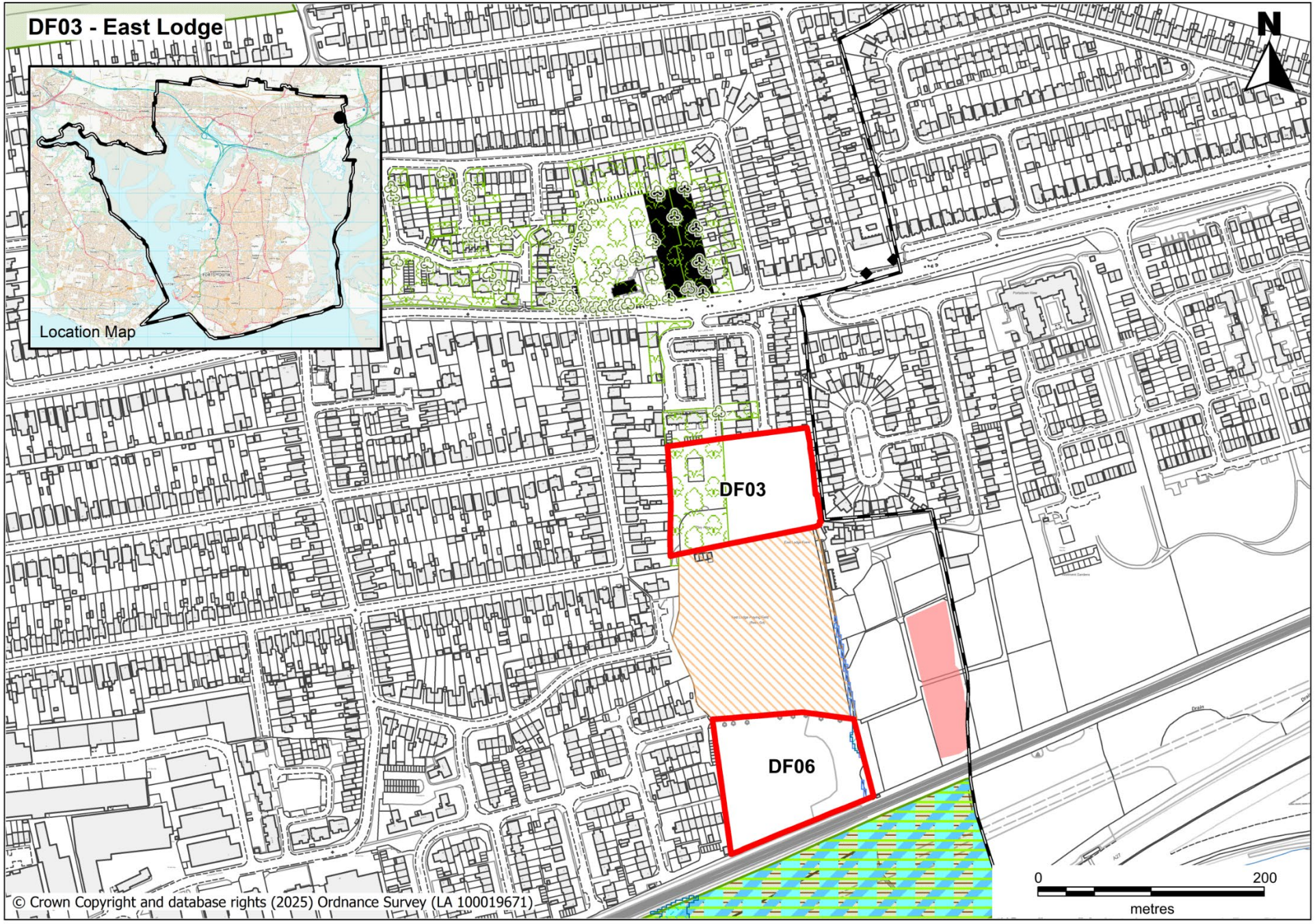
Achievability:

Unachievable - The site is required for use as open space associated with the nearby development therefore cannot be lost for new development without this open space being re-provided elsewhere.

Future development potential of site:

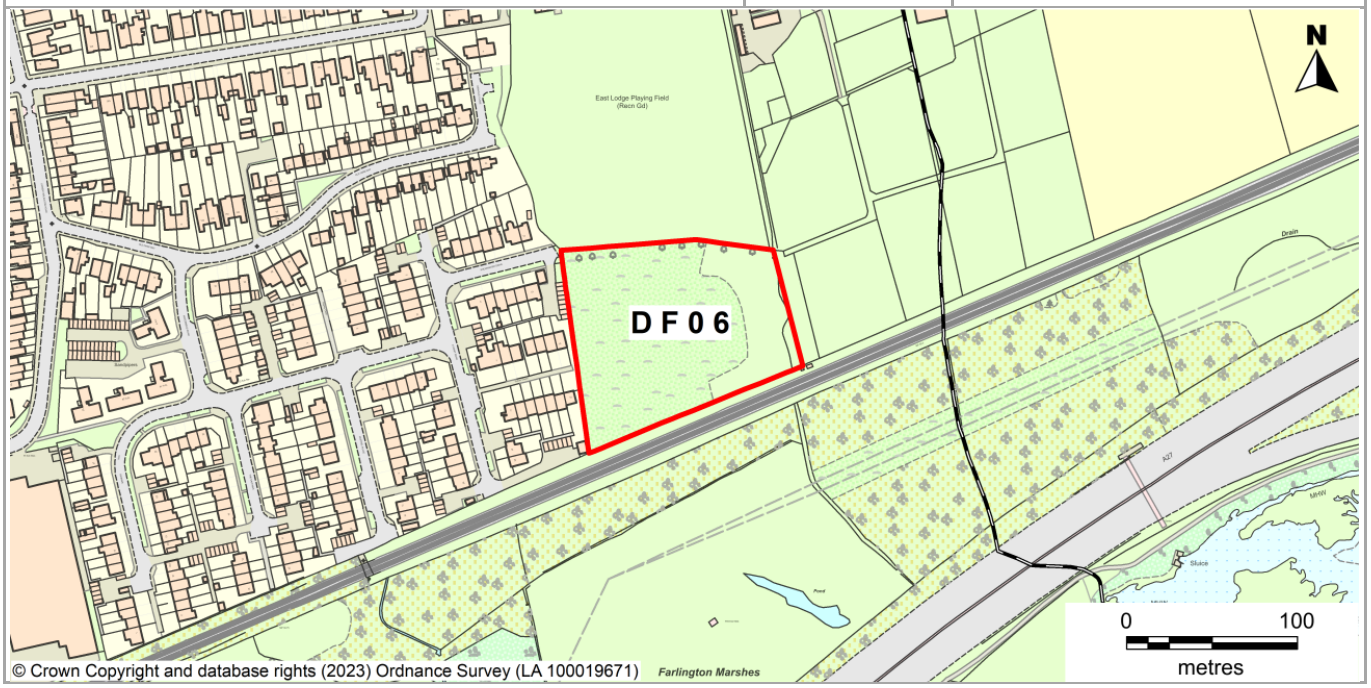
Discounted - Unsuitable and Unachievable. Given that development of the site would result in a loss of open space provision for neighbouring development, the site has been discounted.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Greenfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**1.18**
15+ years:	**0**	**0**	Indicative Density (dph):	**42**
Total:	**50**	**0**	Assessment Outcome:	**DISCOUNTED**


DF03 - East Lodge
Location Map
DF03
DF06
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

DF06 - East Lodge Farm (PCC owned)

Site Address:	**East Lodge Farm (PCC owned)**	HELAA Site Reference:	**DF06**
Ward:	**Drayton & Farlington**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is greenfield comprising of trees, overgrown scrubland and horse paddocks. The area to the west of the site is residential, predominantly characterised by terraced and semi-detached housing. There are playing fields/pitches to the north, a railway line to the south and agricultural land to the east. Havant Borough Council's administrative boundary lies a short distance away to the east, as well as the Forty Acre Farm development site (320 dwellings). Further south beyond the railway line is Farlington Marshes. There is currently no apparent existing vehicular access to the site.

Relevant Planning History:

No relevant planning applications within the last five years.

Suitability:

Unsuitable - It is not clear that satisfactory vehicular access could be achieved into the site. Falcon Green is only a footway, and Shearwater Drive only partly meets the site boundary in the north west corner. The end of Sheerwater Drive is narrow and leads into a garage area which would need to be retained, and could most likely block adequate access being achieved into the site.

There is lots of existing vegetation on site including shrubs and trees, which would make it difficult to achieve BNG on-site.

Noise mitigation will be required due to the close proximity of the railway and A27 to the site.

A very small area running along the eastern boundary of the site currently falls within Flood Zones 2 and 3a, development should be kept out of that part of the site.

Close to the southern boundary (approx.. 20m away), on the other side of the railway line from the site is an SPA, Ramsar, and SSSI, which is also a Local Nature Reserve and SINC.

Adjacent the northern site boundary, East Lodge Playing Fields recreation ground is identified as a Candidate Site in the Solent Waders and Brent Goose Strategy. Another area nearby to the east is identified as a Secondary Support Area.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

Achievability:

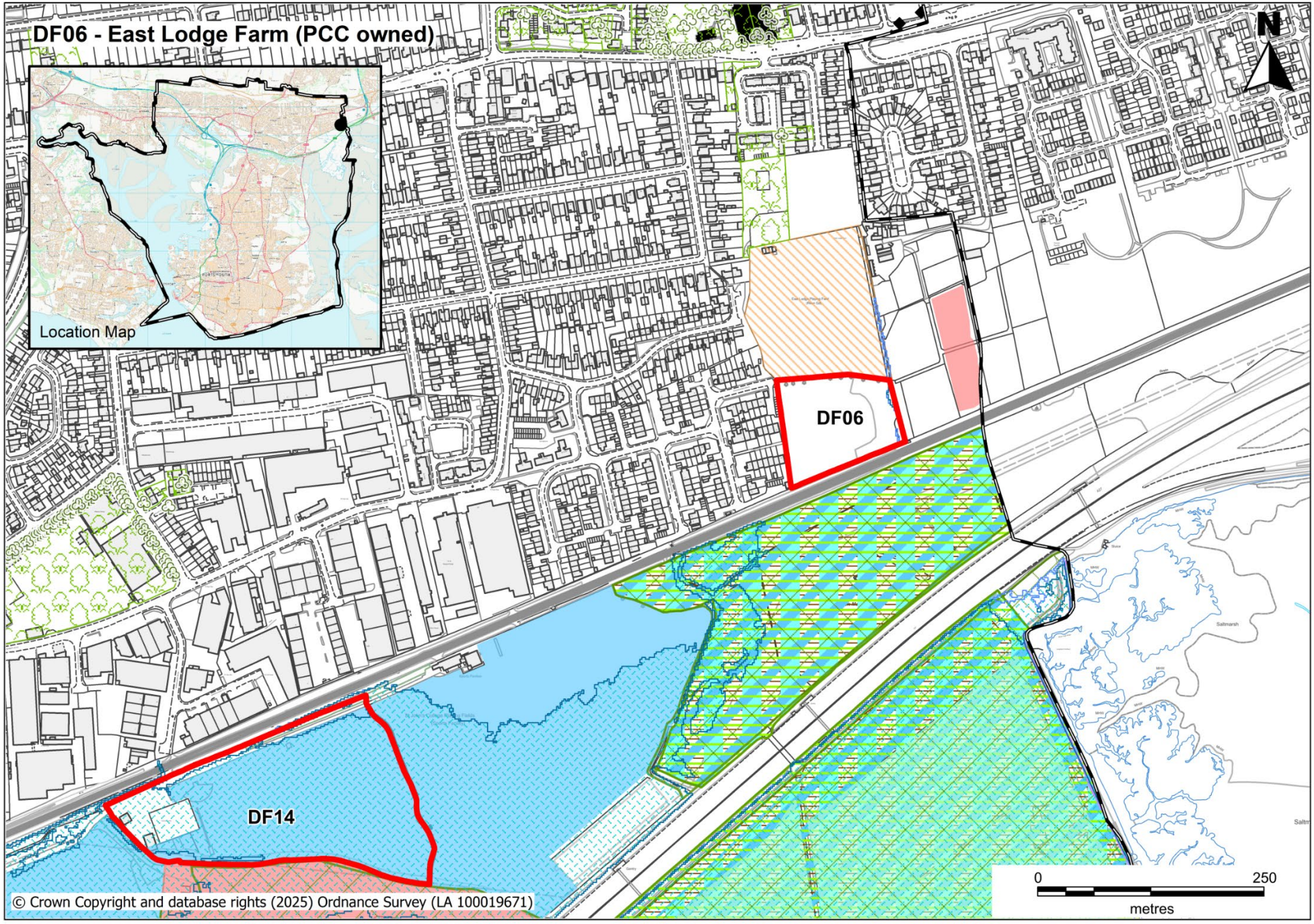
Unachievable - It is not clear how satisfactory vehicular access could be achieved.

Future development potential of site:

Discounted - Unsuitable and Unachievable due to lack of vehicular access.

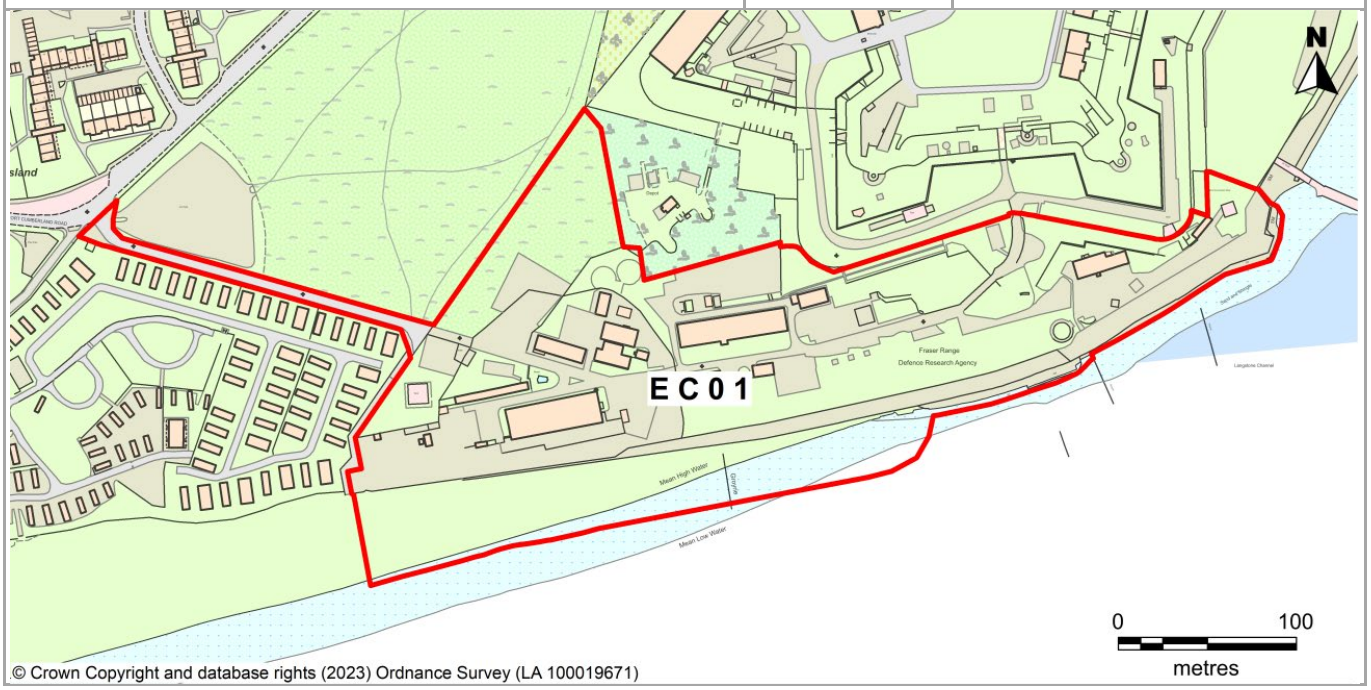
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Greenfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**1.25**

DF06 - East Lodge Farm (PCC owned)				
15+ years:	**0**	**0**	Indicative Density (dph):	**20**
Total:	**25**	**0**	Assessment Outcome:	**DISCOUNTED**


DF06 - East Lodge Farm (PCC owned)
Location Map
DF06
DF14
N
0
250
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

EC01 - Fraser Range

Site Address:	**Fraser Range**	HELAA Site Reference:	**EC01**
Ward:	**Eastney & Craneswater**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site was previously occupied by a Royal Navy gunnery and research site. In 2001 QinetiQ purchased the site, before subsequently closing it permanently in 2006 and it has since been vacant. The site consists of 24 buildings (1/2 storeys), including office blocks, stores, research labs, light industrial workshops and small parcels of green space/infrastructure. Fort Cumberland, a designated Scheduled Monument and Grade II Listed Building, lies immediately to the north, a small part of which extends into the site to the east. A caravan park lies to the west, scrubland and residential to the north-west, and the site abuts/takes in part of Eastney beach along its southern boundary.

Relevant Planning History:

19/00420/FUL - Part demolition, redevelopment and conversion of three existing structures and construction of new buildings to create 116 apartments and 18 houses, construction of new sea wall flood defences and walkway (to include removal and reinstatement of tank traps), access road, parking and landscaping works (amended description, amended plans (06.01.23) and documentation (03.02.23) received). Resolution to grant planning permission since 17.05.24.

Suitability:

Suitable - The site is a site allocation in the emerging PLP in PLP13: Fraser Range. The site would be suitable for residential development, as confirmed by the pending planning application which has resolution to grant planning permission.

An area in Flood Zone 3 runs through the middle of the site, affecting just under half of the site, there is also a very small area within Flood Zone 2 (approx. 2% of the site). Mitigation measures will be needed to address this. The access into the site is within Flood Zone 3. A small area along the southern boundary, along the coast, is in an area of flooding that is 3.3% or greater AEP. Development of this area should preferably be avoided, and mitigation will be needed if development is to be located in any of those areas.

Fort Cumberland Scheduled Monument and Grade II Listed Building lies largely to the north but also falls within the northern part of the site.

The beach area running along the southern boundary within the site is largely within the SPA and is also a Ramsar site, SAC, SSSI, and also includes a small area of SINC. Part of the south west corner of the site is a Primary Support Area for Solent Waders and Brent Geese.

It is possible that there is contamination resulting from the site's previous use, which will need to be investigated.

The pending application has overcome the various constraints as it has received resolution to grant planning permission.

Availability:

Available - The landowner has confirmed the site is available.

Achievability:

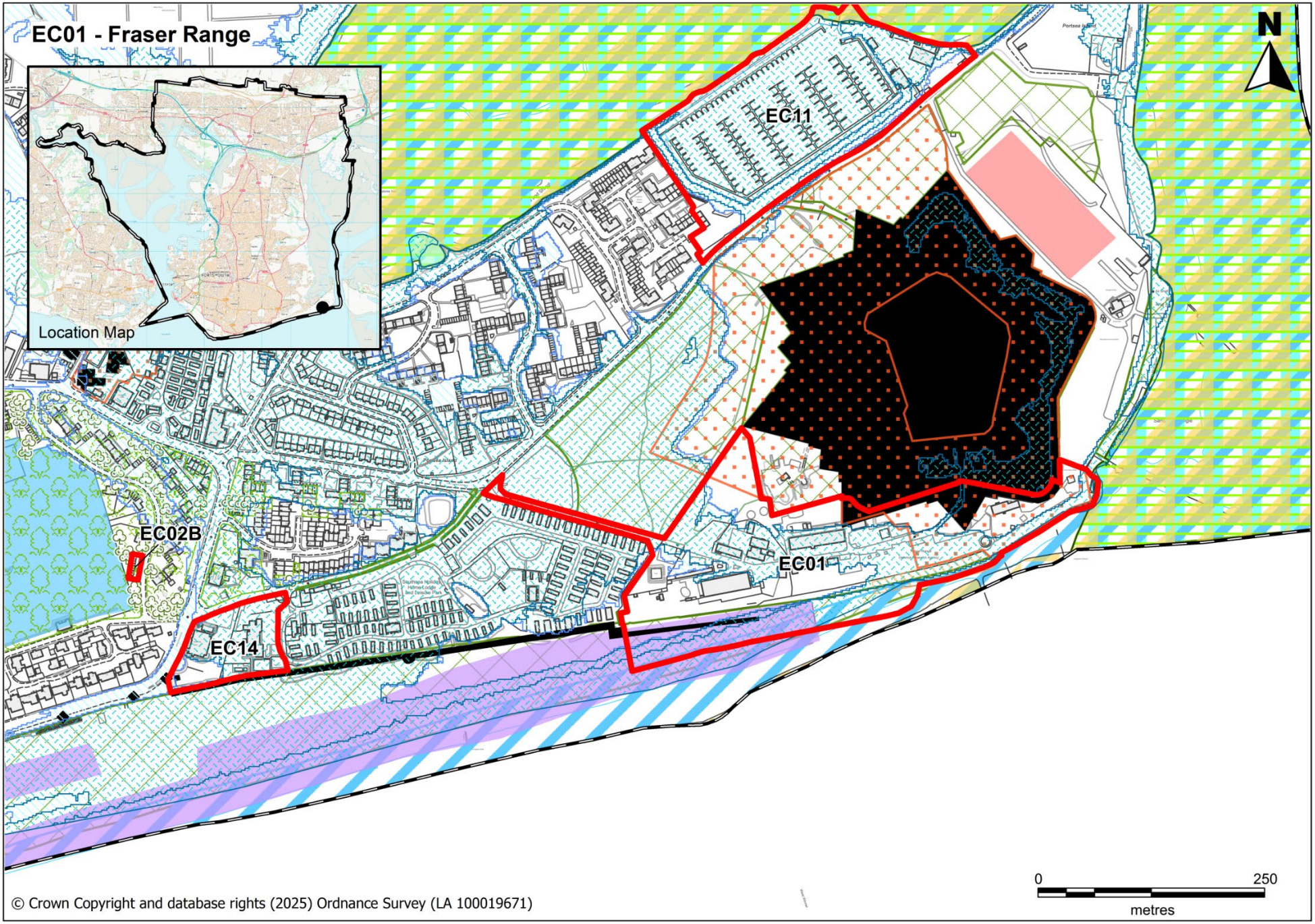
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed in years 0-5 and 6-10.

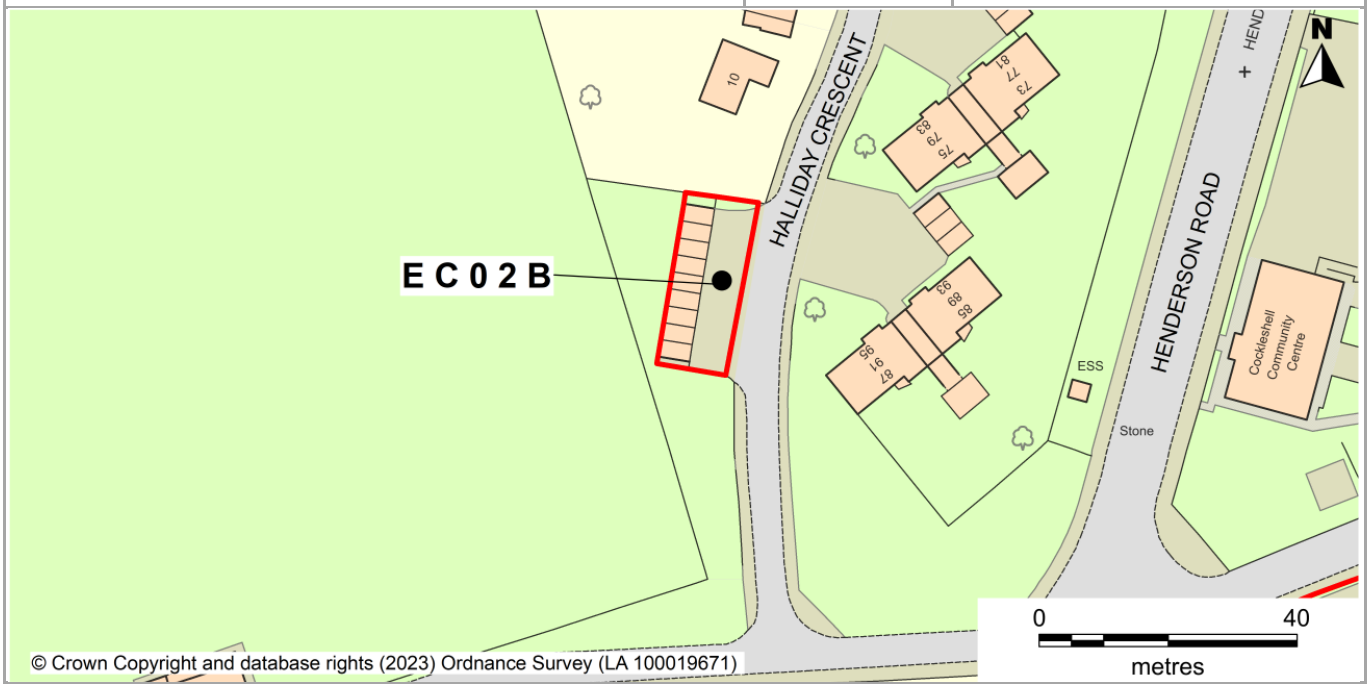
EC01 - Fraser Range

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**40**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**94**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**6.34**
15+ years:	**0**	**0**	Indicative Density (dph):	**21**
Total:	**134**	**0**	Assessment Outcome:	**DELIVERABLE**


EC01 - Fraser Range
Location Map
EC11
EC02B
EC14
EC01
N
0
250
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

EC02B - Land at Halliday Crescent

Site Address:	**Land at Halliday Crescent**	HELAA Site Reference:	**EC02B**
Ward:	**Eastney & Craneswater**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a block of garages with hardstanding in front of them. Residential development of up to three storeys is located to the east and north, and south, and a playing field is located to the west. The coastline of Eastney Beach is closeby to the south.

Relevant Planning History:

No relevant planning applications over the last five years.

Suitability:

Suitable - The site is suitable for residential development, being located in a largely residential area.
A TPO covers the site and much wider area.
The playing field to the west is a core area for Solent Waders and Brent Geese.
The coastal area nearby to the south is in the SPA, and slightly further away the SPA is also within a Ramsar site, SAC SSSI, and SINC. There is also a primary support area for Solent Waders and Brent Geese nearby.
There is a Listed Building and Scheduled Monument (Eastney Sewage Pumping Station) nearby to the south west (approx. 170m away), which is also within a Conservation Area (Eastney Barracks).
These constraints will need to be taken into account with any redevelopment.

Availability:

Available - It is assumed the site remains available for development, having promoted in the 2019 and 2021/22 Calls for Sites.

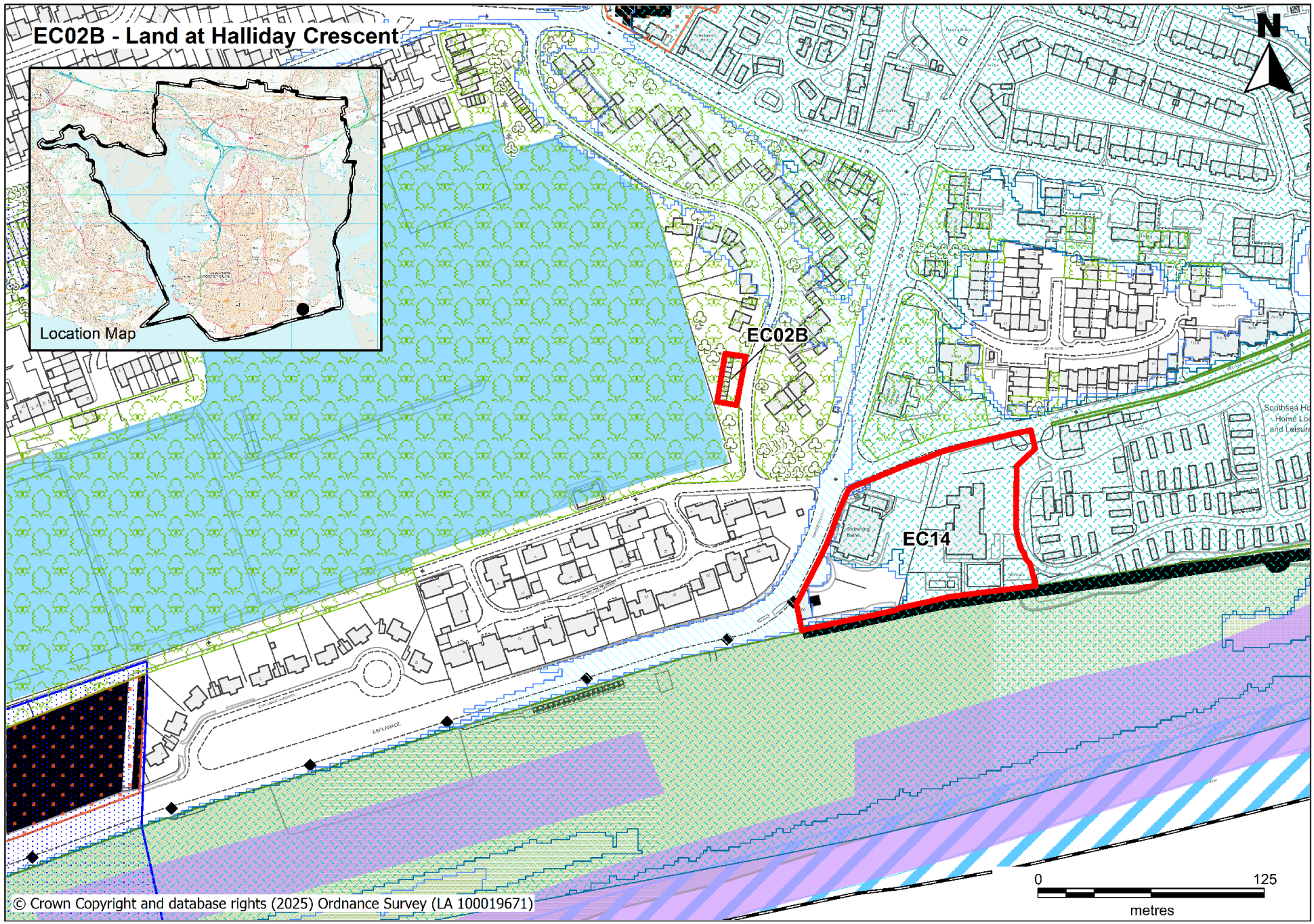
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

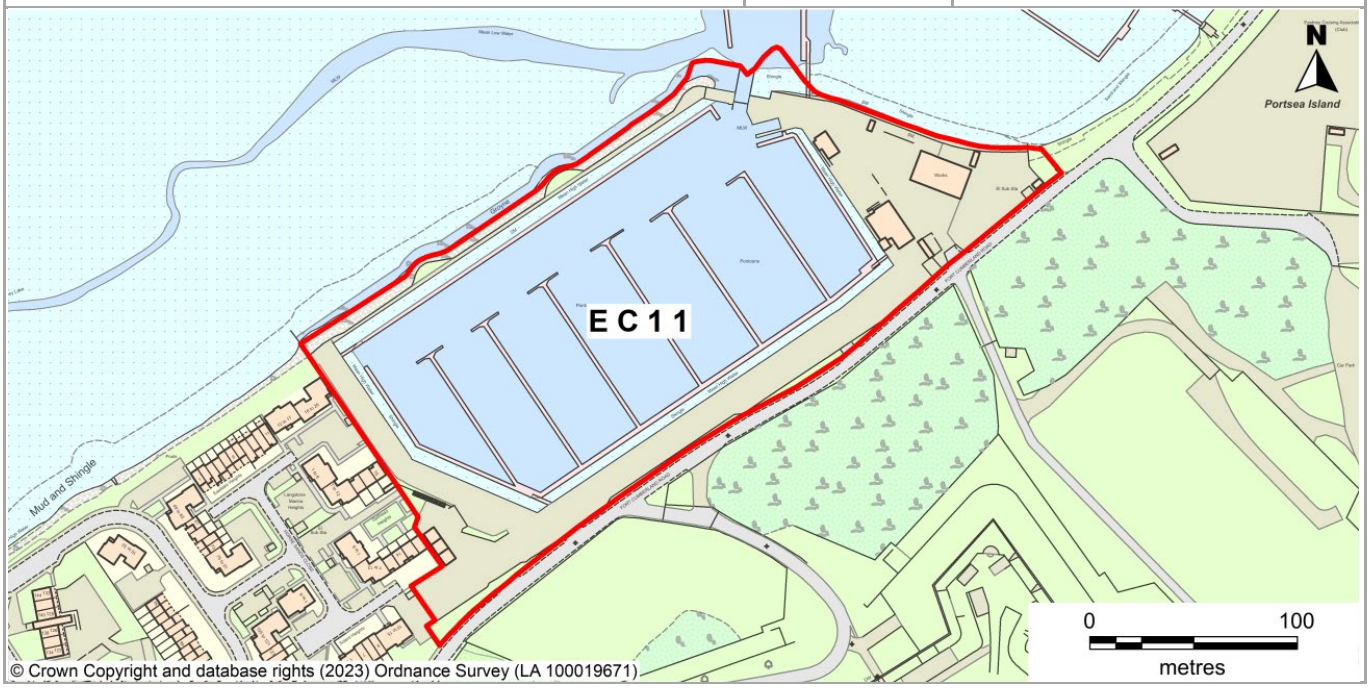
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**5**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.03**
15+ years:	**0**	**0**	Indicative Density (dph):	**167**
Total:	**5**	**0**	Assessment Outcome:	**DEVELOPABLE**


EC02B - Land at Halliday Crescent
Location Map
EC02B
EC14
N
0
125
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

EC11 - Southsea Marina, Fort Cumberland Road

Site Address:	**Southsea Marina, Fort Cumberland Road**	HELAA Site Reference:	**EC11**
Ward:	**Eastney & Craneswater**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a marina complex and associated amenities, including surface car parking, a boat workshop/storage area, the former marina club house (now restaurant), training facilities and Divers UK Institutional buildings. Most of the site is water, but there are some small areas of land around the marina. Access is provided off Ferry Road. Residential uses border the site to the west, characterised by arpartments and maisonettes, Fort Cumberland is to the south. The sea is to the north and north east of the site.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - Much of this site is water, but there is a small area of land within the southern tip of the site which could be suitable for development. This part is the main area of the site which is located outside Flood Zones 2 and 3, which cover most of the site.

The site is part of the Seafront Masterplan SPD, which may further support the site's suitability for development. The site is within the Coastal Zone to be designated in the emerging PLP under Policy PLP36. Development of the small developable area of the site in the southern tip is unlikely to conflict with this policy.

Small parts of the site along the boundary with the water, and in the north east are within areas of flooding that are 3.3% or greater AEP. Development of these areas should preferably be avoided, and mitigation will be needed if development is to be located in any of those areas.

Adjacent to the south is the Scheduled Monument and Grade II Listed Building of Fort Cumberland.

Adjacent to the north is the SPA/Ramsar/SAC/SSSI.

Adjacent to the south east is a SINC.

There is a secondary support area for Solent Waders and Brent Geese nearby (approx. 90m) to the south east.

Availability:

Available - It is assumed the site remains available for development.

Achievability:

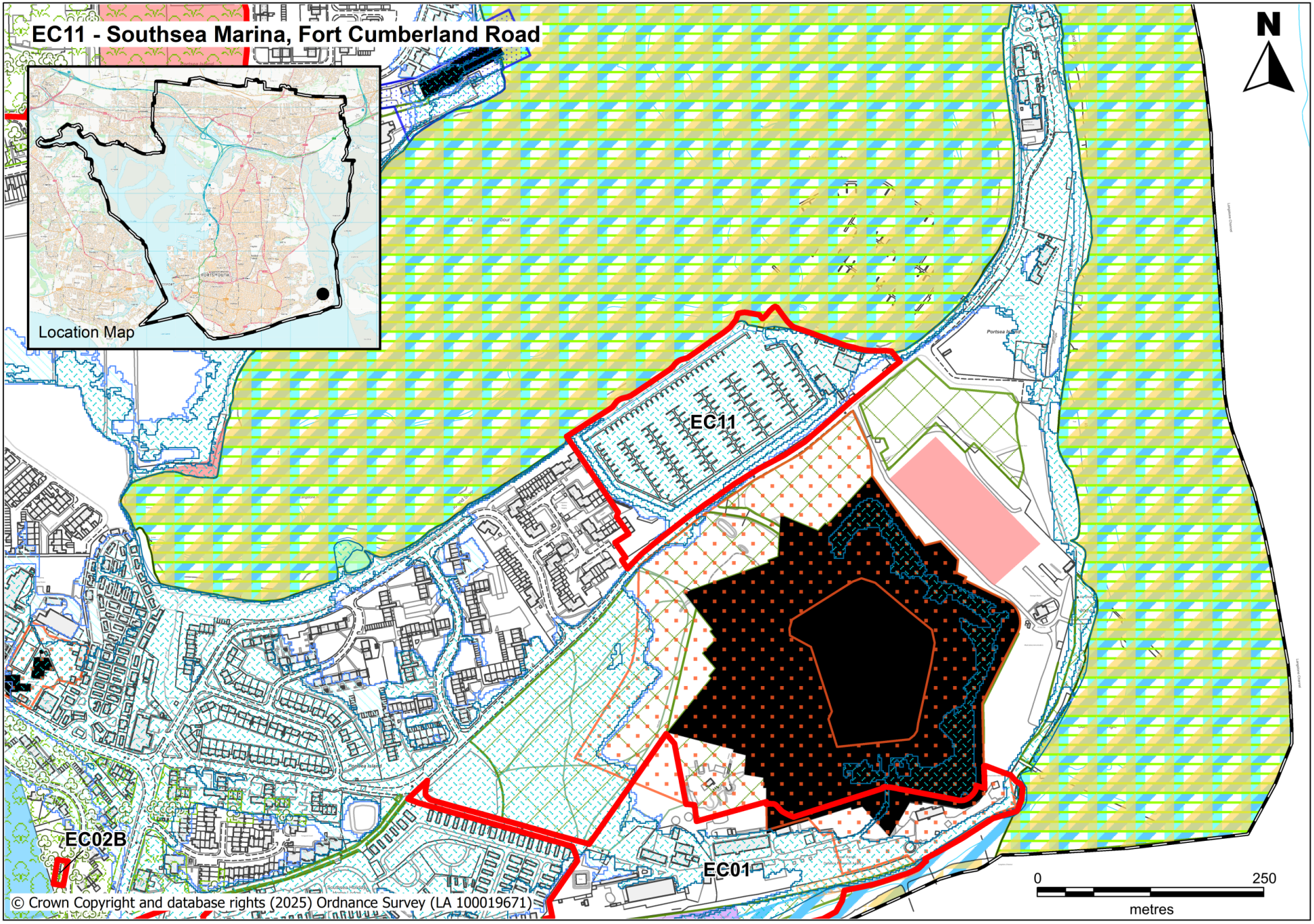
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

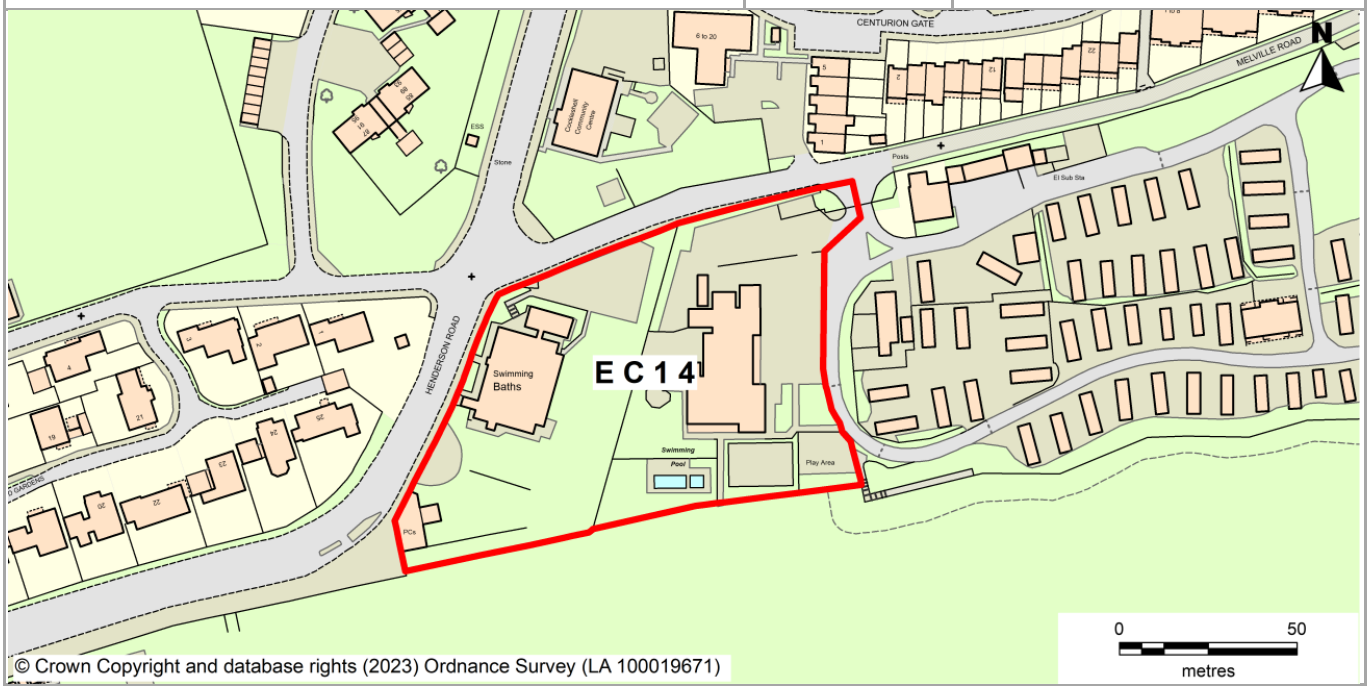
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**12**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**4.49**

EC11 - Southsea Marina, Fort Cumberland Road				
15+ years:	**0**	**0**	Indicative Density (dph):	**3**
Total:	**12**	**0**	Assessment Outcome:	**DEVELOPABLE**


EC11 - Southsea Marina, Fort Cumberland Road
Location Map
N
EC11
EC02B
EC01
0
250
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

EC14 - Eastney Swimming Pool and part of Southsea Leisure Park

Site Address:	**Eastney Swimming Pool and Southsea Leisure Park**	HELAA Site Reference:	**EC14**
Ward:	**Eastney & Craneswater**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of the now closed Eastney Swimming Pool owned by PCC, associated car park, public toilets in the south west corner, and Southsea Petanque Club in the east of the site (part of Southsea Leisure Park) with its own associated car park. The swimming pool is built at a sunken level compared to Henderson Road, and was historically used by the Royal Marines.
Southsea Leisure Park extends further to the east of the site, including a hotel and caravan park. The coast is located to the south, a residential area is located to the north and west of the site. There is a playing field to the north west.

Relevant Planning History:

No relevant planning applications in the last five years.
Pre-application submission in 2025.

Suitability:

Suitable - The site is located in a largely residential area and the swimming pool area is in need of redevelopment given that it is no longer in use.
The majority of the site is within Flood Zone 3, but there is an area in the south west, south of the swimming pool building which is in Flood Zone 1 and could potentially be suitable for development. Pre-application discussions assume a largely commercial scheme, but with a small amount of residential.
The site is within a Coastal Zone as identified in the emerging PLP in Policy PLP36: Coastal Zone.
There are two small Grade II Listed Buildings in the south west corner of the site (pillbox constructed during World War II, and anti tank defences). Impact on these would need to be taken into account in any proposals for development.
Adjacent to the southern boundary are numerous Grade II Listed World War II anti-tank defence blocks.
The coastal area adjacent to the south of the site is a SINC (Eastney Beach), but a short distance to the south is also designated as a Core Area for Solent Waders and Brent Geese, and a Primary Support Area for Solent Waders and Brent Geese, and the SPA, a Ramsar site, SAC and SSSI.
Constraints would need to be taken into account in any proposed redevelopment.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

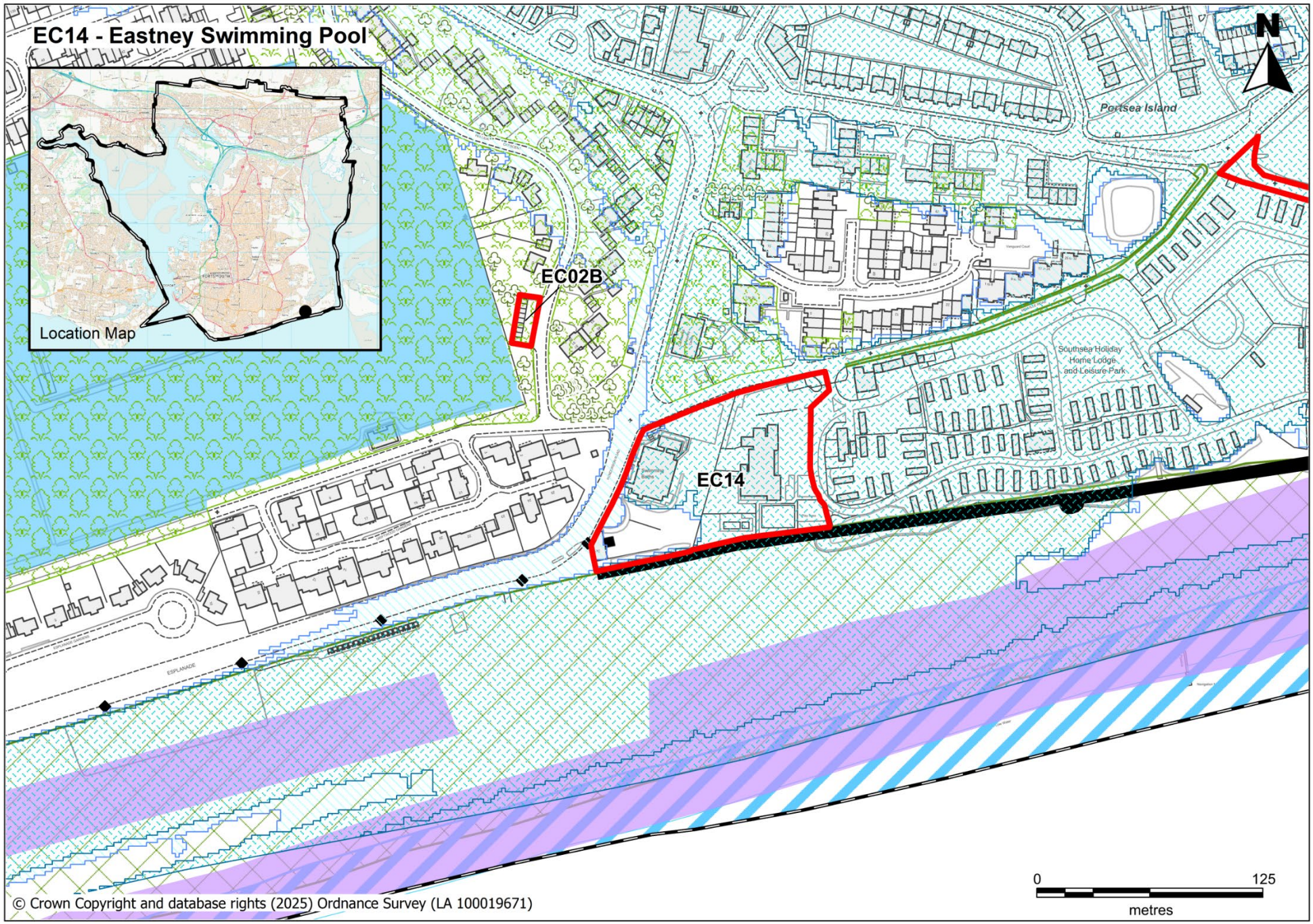
Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed for residential use in years 0-5.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**6**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**

EC14 - Eastney Swimming Pool and part of Southsea Leisure Park

11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.88**
15+ years:	**0**	**0**	Indicative Density (dph):	**7**
Total:	**6**	**0**	Assessment Outcome:	**DELIVERABLE**


EC14 - Eastney Swimming Pool
Location Map
EC02B
EC14
Portsea Island
Southsea Holiday Home Lodge and Leisure Park
N
0
125
metres
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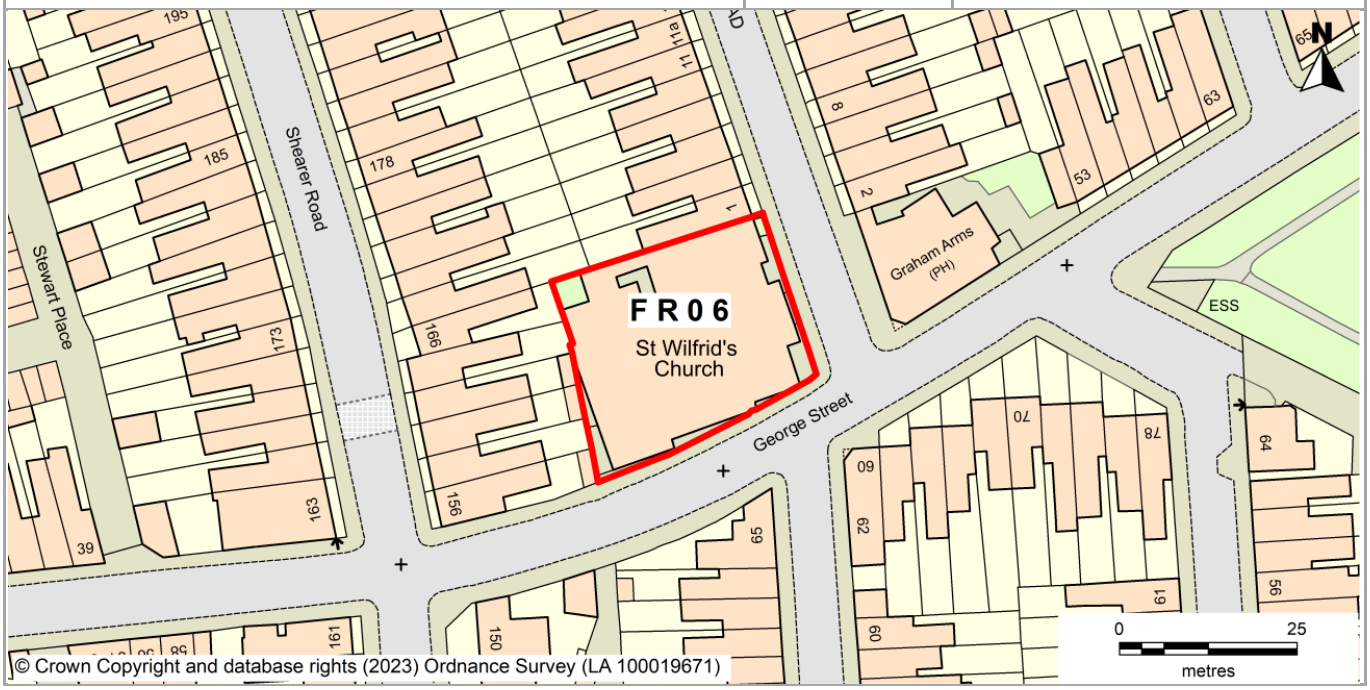
FR06 - St Wilfrids Church, 49 George Street

Site Address:	**St Wilfrids Church, 49 George Street**	HELAA Site Reference:	**FR06**
Ward:	**Fratton**	HELAA Category:	**Housing**



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Description of the existing site and its surroundings:

The site consists of a church which closed in late 2022 which has since been bought by PCC. The site is located within a largely residential area, with a pub located opposite. Kingston Cemetery is located nearby to the east.

Relevant Planning History:

No relevant planning applications in the past five years.
Pre-application submission in 2022.

Suitability:

Suitable - The site is suitable for residential development being located in a residential area.
The church building itself is locally listed so is likely to be required to be retained and converted.
There is an AQMA nearby.

Availability:

Available - The site is assumed to be available based on pre-application activity.

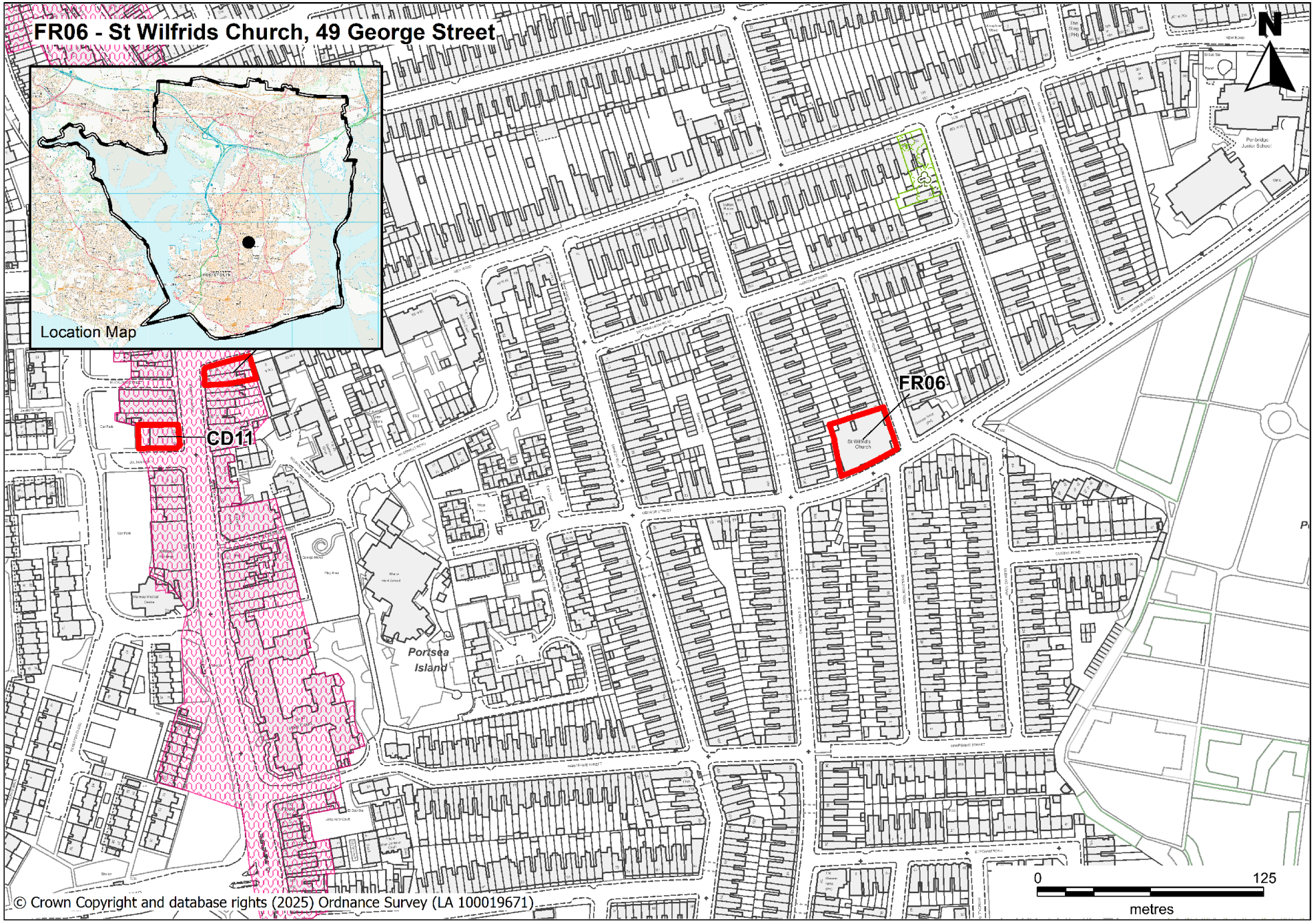
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

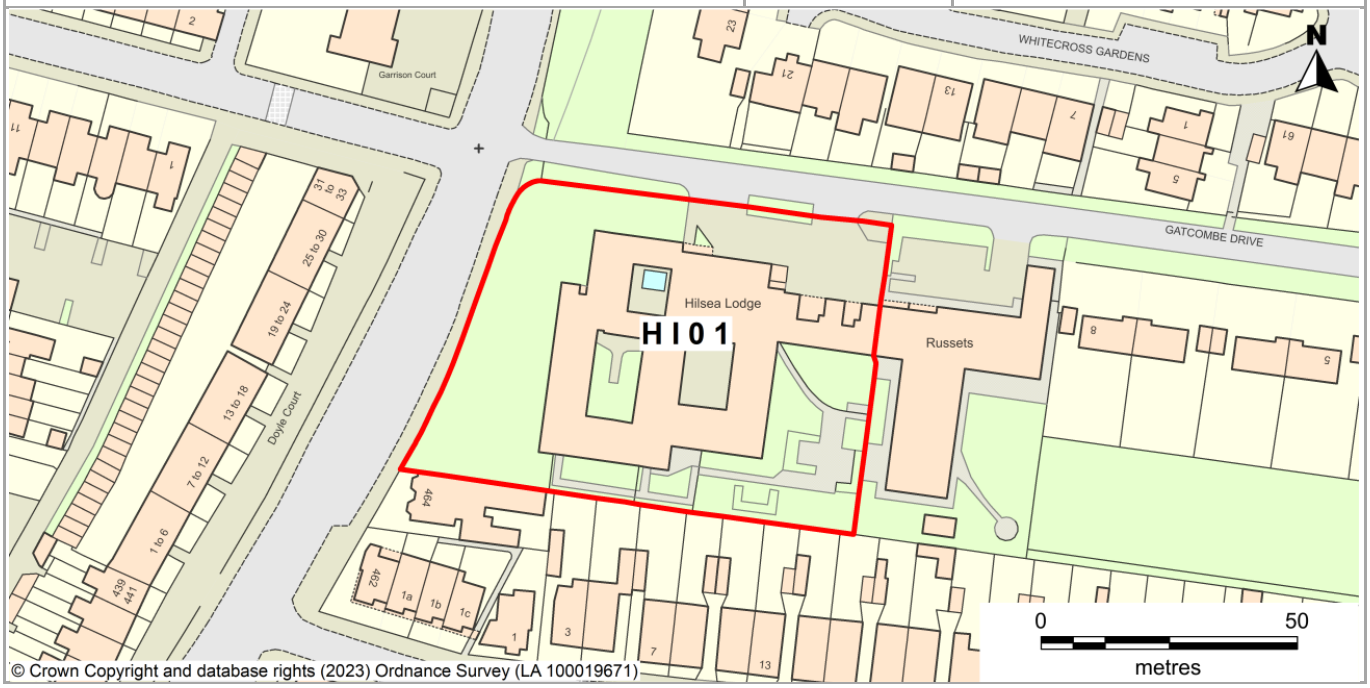
Deliverable - There is a reasonable prospect the site will be developed for residential use in years 0-5.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**8**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.09**
15+ years:	**0**	**0**	Indicative Density (dph):	**92**
Total:	**8**	**0**	Assessment Outcome:	**DELIVERABLE**


FR06 - St Wilfrids Church, 49 George Street
Location Map
CD11
FR06
Portsea Island
N
0
125
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

HI01 - Hilsea Lodge (Highgrove)

Site Address:	**Hilsea Lodge (Highgrove)**	HELAA Site Reference:	**HI01**
Ward:	**Hilsea**	HELAA Category:	**Housing**



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Description of the existing site and its surroundings:

The site is occupied by a former care home and is joined to Russets Care Home to the east, both of which are owned by PCC. It is located on the corner of London Road and Gatcombe Drive, the latter being a historic route into Gatcombe House/Gardens and is not built to highway standards. The care home ceased operation and has been vacant since 2019. The surrounding area is predominantly residential, consisting of semi-detached/terraced housing with several apartment blocks along London Road.

Relevant Planning History:

Current pre-application discussions ongoing for residential use.

Suitability:

Suitable - The site would be suitable for residential development. Given its corner location, as well as recent development along London Road, apartments could be considered a suitable option.

A TPO covers the site and extends beyond the site boundary.

There is a Listed Building (511 London Road) approx. 20m to the north-west.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

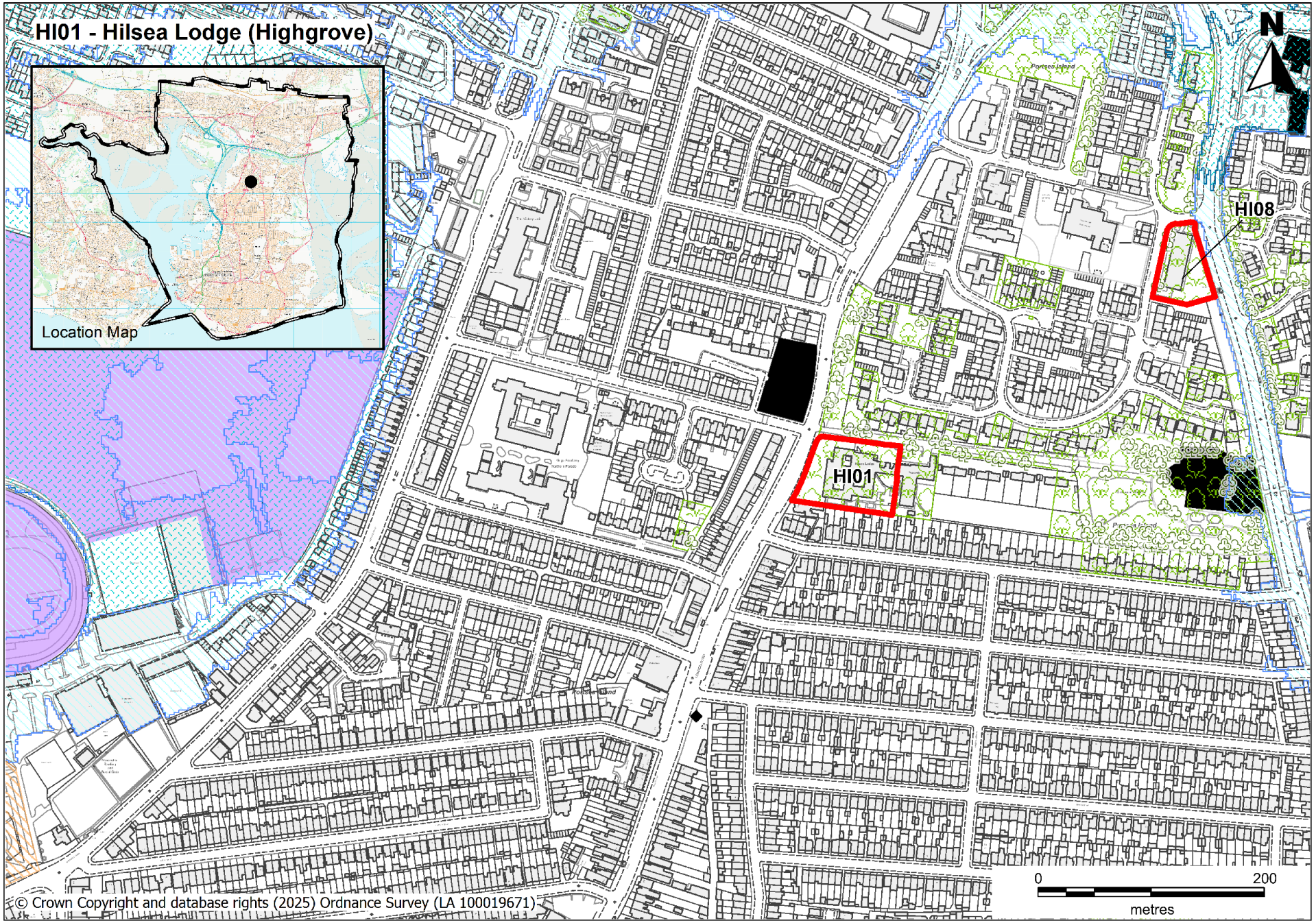
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**34**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.48**
15+ years:	**0**	**0**	Indicative Density (dph):	**71**
Total:	**34**	**0**	Assessment Outcome:	**DEVELOPABLE**


HI01 - Hilsea Lodge (Highgrove)
Location Map
HI08
HI01
N
0
200
metres
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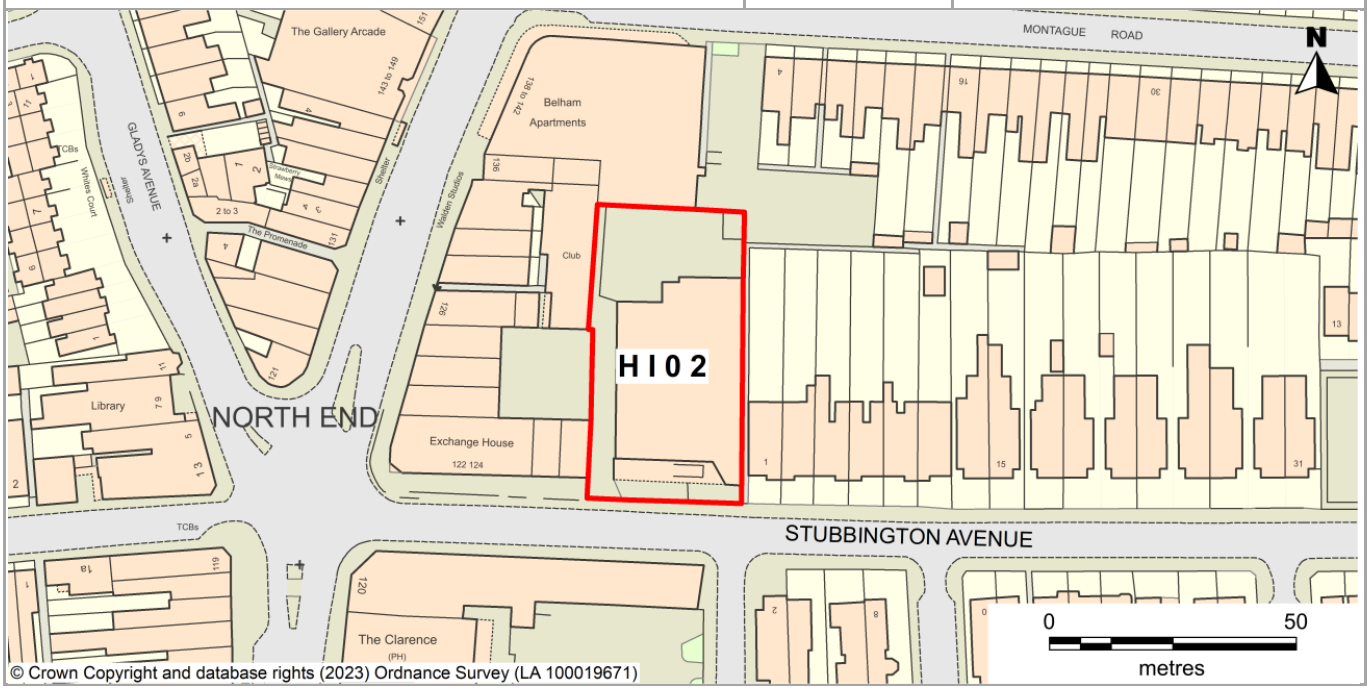
HI02 - Land of former supermarket, Stubbington Avenue

Site Address:	**Land of former supermarket, Stubbington Avenue**	HELAA Site Reference:	**HI02**
Ward:	**Hilsea**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a former supermarket fronting onto Stubbington Avenue which has been vacant and derelict for some years. The building is two storeys in height. The northern part of the site is an associated parking area. The site sits within a largely residential area, but with commercial units in the North End District Centre located to the north, south and west.

Relevant Planning History:

No relevant planning applications in the last five years.
Pre-application submission 2022.

Suitability:

Suitable - The site is suitable for residential development being located in a largely residential area, and in need of redevelopment.
There is an AQMA adjacent to the north, west and south of the site.
There is a Listed Building (Fountain Public House) nearby to the north west (approx. 65, away), but there is intervening development between the site and the Listed Building.

Availability:

Available - It is assumed the site is available based on pre-application activity.

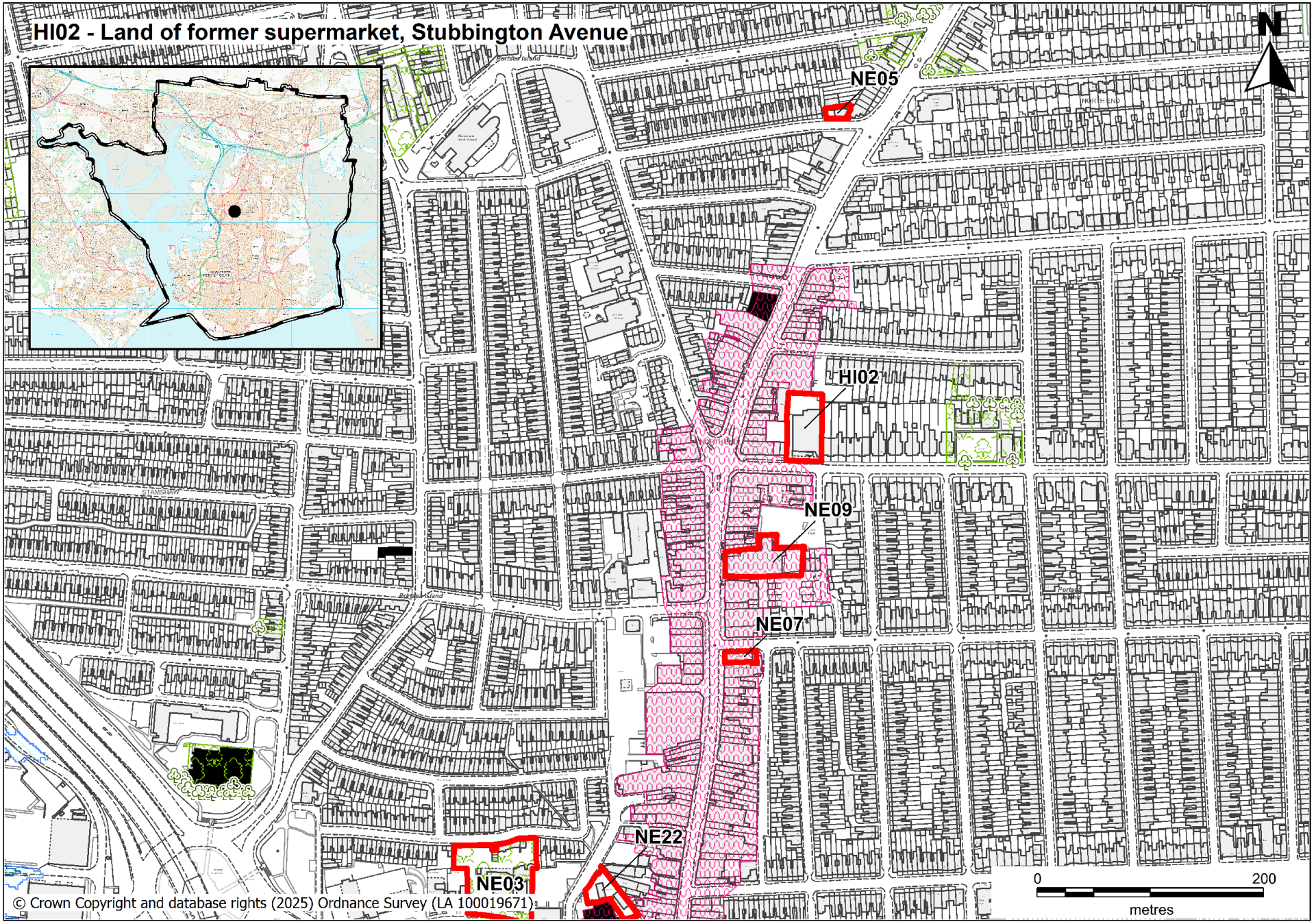
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

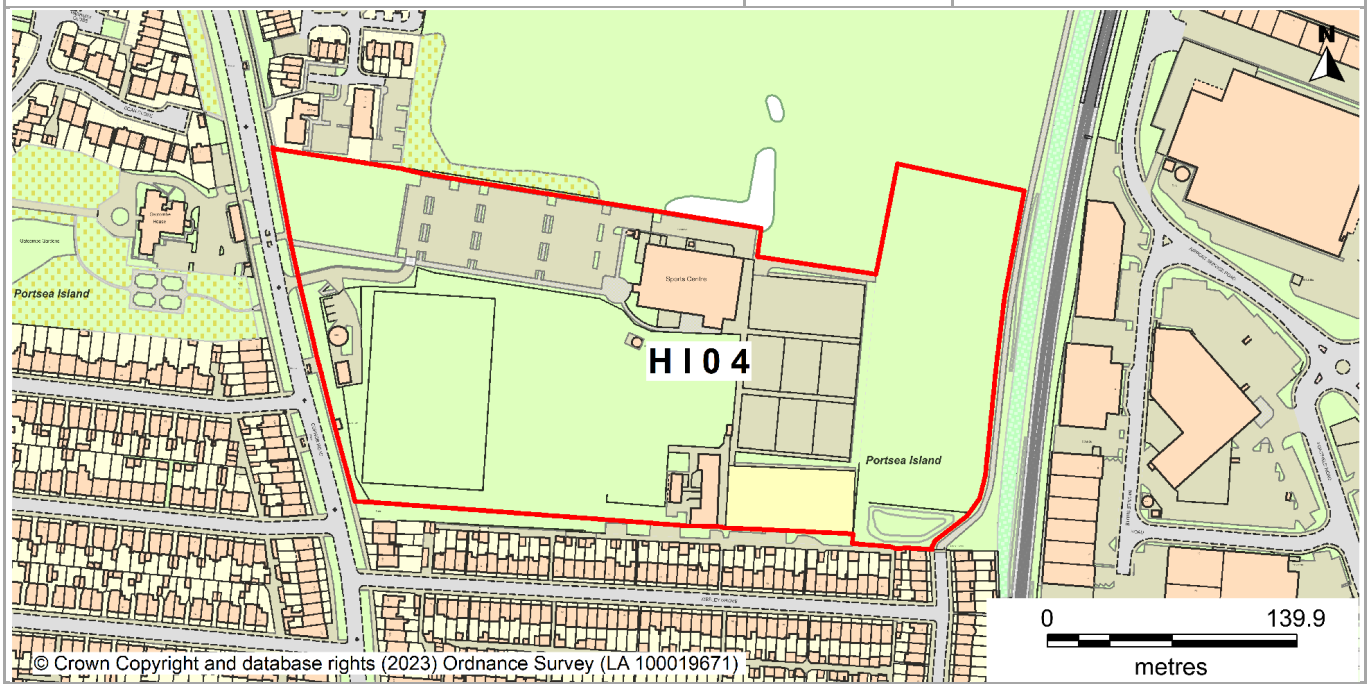
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**20**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.18**
15+ years:	**0**	**0**	Indicative Density (dph):	**111**
Total:	**20**	**0**	Assessment Outcome:	**DEVELOPABLE**


HI02 - Land of former supermarket, Stubbington Avenue
N
NE05
HI02
NE09
NE07
NE22
NE03
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

HI04 - Land at Pompey Health and Fitness Club

Site Address:	**Land at Pompey Health and Fitness Club**	HELAA Site Reference:	**HI04**
Ward:	**Hilsea**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of an existing Health and Fitness Club and Portsmouth Football Club training ground along Copnor Road. Facilities include football pitches, tennis courts, a gym, parking provision. Most of the site is occupied and in use but there is a small parcel of greenfield land in the north west corner.
To the north of the site is Portsmouth Rugby Club and Cricket Ground. Hilsea Train Station is nearby to the north east. The railway line is adjacent to the eastern boundary, beyond which is an area of industrial buildings and large retail stores. To the south and west are residential streets.

Relevant Planning History:

No relevant planning history within the last five years.

Suitability:

Suitable - Much of the site is occupied and in use by the Health and Fitness Club and surrounding pitches and parking area, but there is a small parcel (approx. 0.3ha) of land in the north west corner which may be appropriate for development.
There are some very small areas of the site (0.61% of the site) in Flood Zone 2, including the area around the site access, this will need to be taken into account in any new development.
There is a Listed Building (Gatcombe House) opposite the entrance to the site, to the west.

Availability:

Available - The landowner has confirmed the site is available for development.

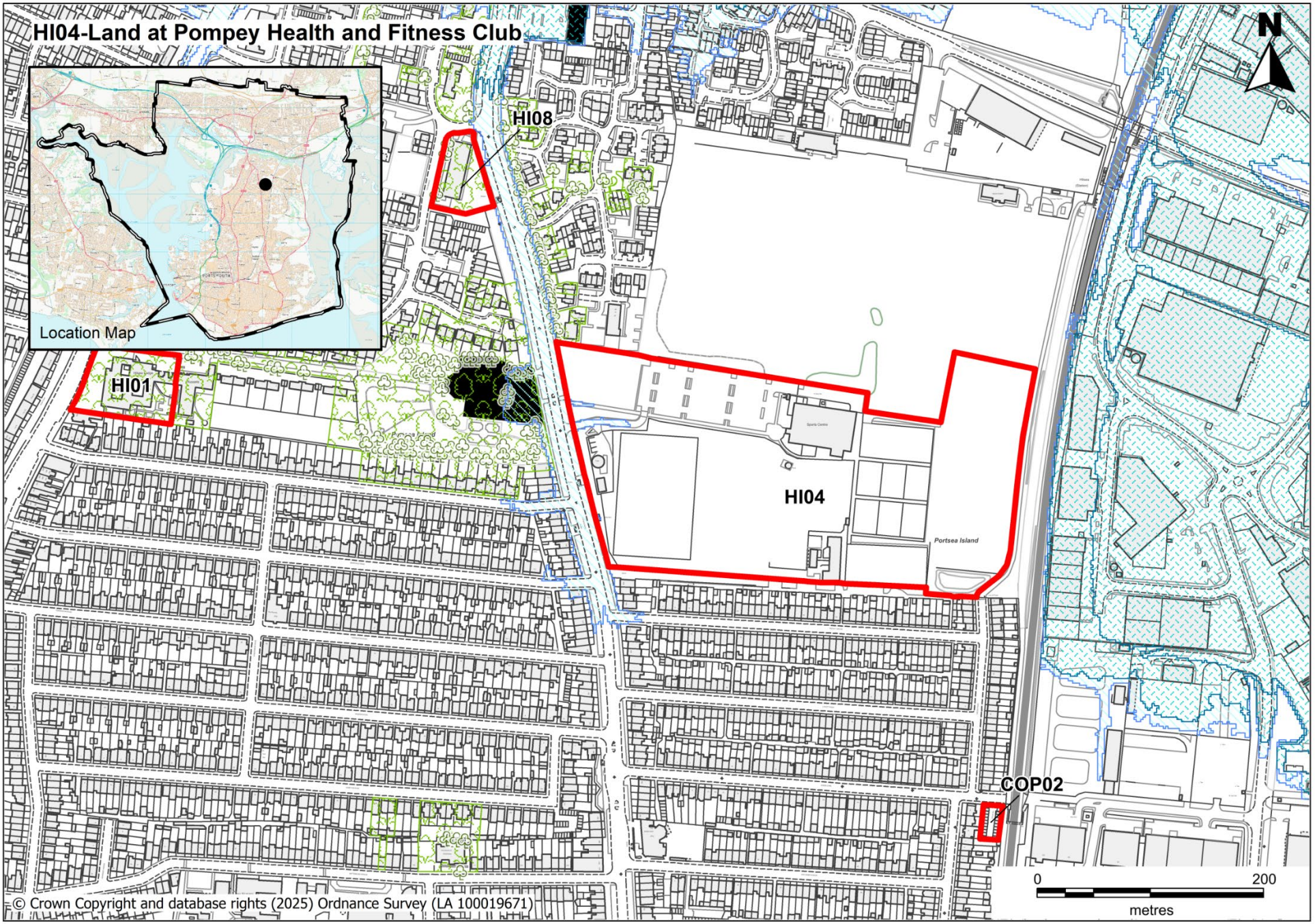
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

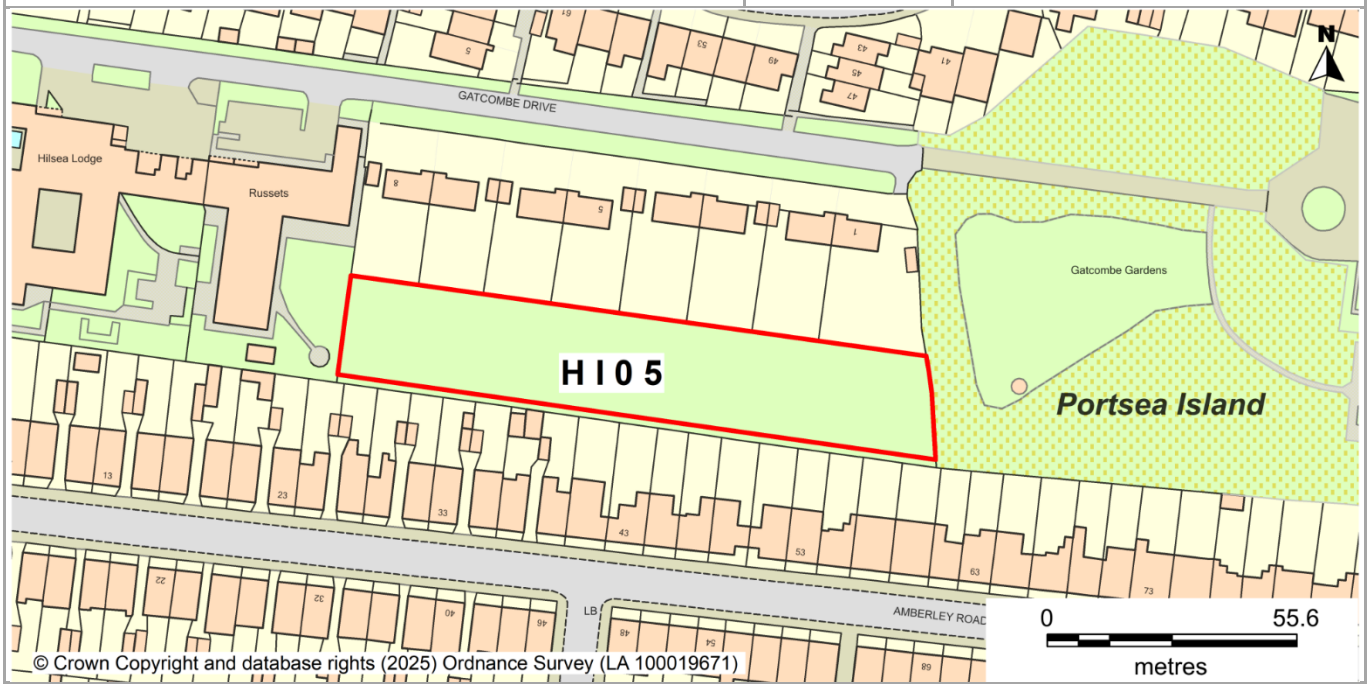
Developable - There is a reasonable prospect that the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**10**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**6.89**
15+ years:	**0**	**0**	Indicative Density (dph):	**33 (based on developable area of land of 0.3 ha)**
Total:	**10**	**0**	Assessment Outcome:	**DEVELOPABLE**


HI04-Land at Pompey Health and Fitness Club
Location Map
HI08
HI01
HI04
Portsea Island
COP02
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

HI05 - Land to west of Gatcombe Gardens

Site Address:	**Land to west of Gatcombe Gardens**	HELAA Site Reference:	**HI05**
Ward:	**Hilsea**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of vacant land between two rows of housing. There is no apparent means of vehicular access into the site. Housing is located to the north and south of the site, with Russets Care Home located to the west and Gatcombe Gardens to the east.

Relevant Planning History:

No relevant planning applications within the last five years.

Suitability:

Unsuitable - The site would be unsuitable for development as there is no means of access into the site.
A TPO covers a small part of the eastern end of the site (approx. 20% of the site).
There are Listed Buildings nearby to the east (Gatcombe House) and west of the site.

Availability:

Available - The landowner has confirmed the site is available for development.

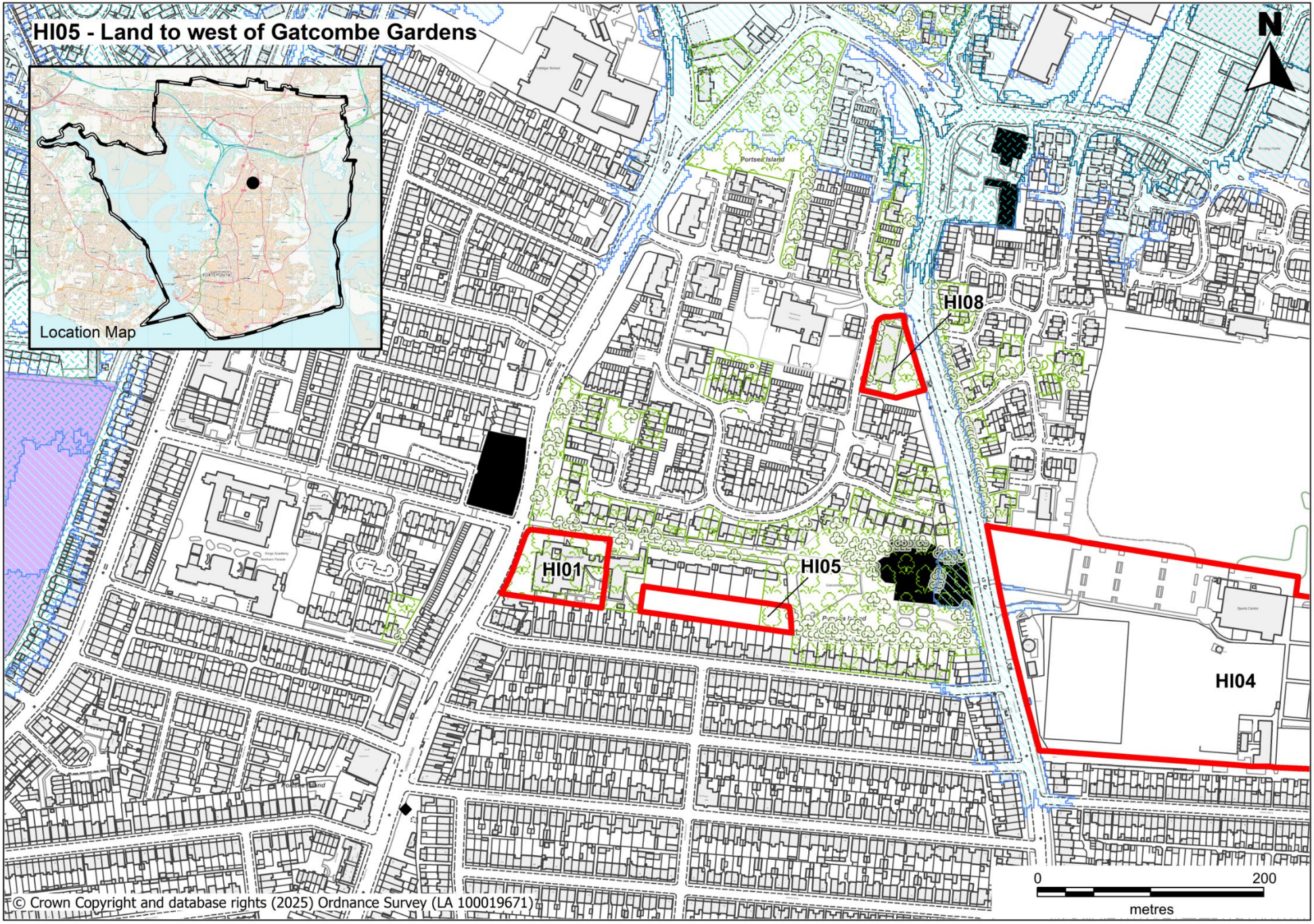
Achievability:

Unachievable - The site has no means of vehicular access.

Future development potential of site:

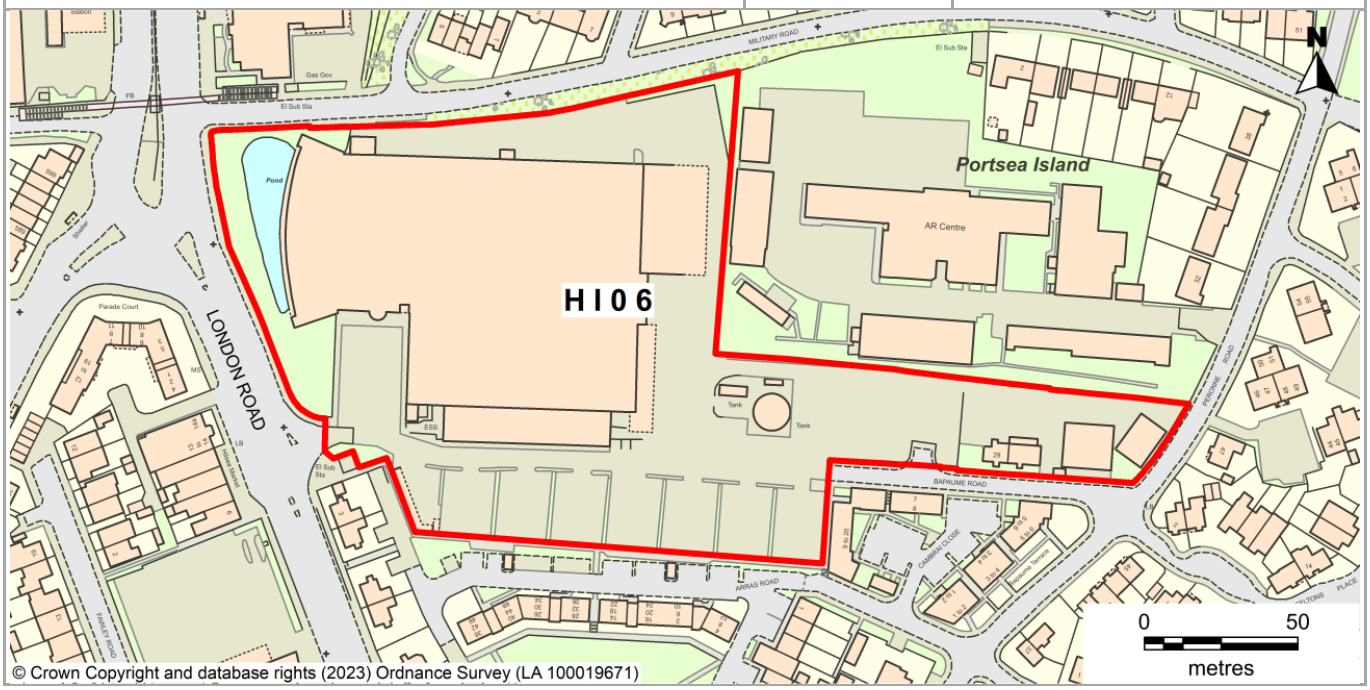
Discounted - The site is unsuitable and unachievable due to lack of vehicular access.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Greenfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.30**
15+ years:	**0**	**0**	Indicative Density (dph):	**33**
Total:	**10**	**0**	Assessment Outcome:	**DISCOUNTED**


HI05 - Land to west of Gatcombe Gardens
Location Map
N
HI08
HI01
HI05
HI04
Portsea Island
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

HI06 - The News Centre

Site Address:	**The News Centre**	HELAA Site Reference:	**HI06**
Ward:	**Hilsea**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is the location of the former News Centre in Hilsea which was demolished in early 2024, having been vacant since July 2022. This was a former printing press/office complex with a pond and landscaping to the frontage. The site fronts onto the A2047 London Road, a busy gateway to Portsea Island. The site is bounded by Military Road to the north, the 295 Battery Royal Artillery Army Reserve Centre and Perrone Road to the east, Bapaume Road and residential properties and associated parking to the south, and London Road to the west. There are areas of open hardstanding on the eastern and southern parts of the site used for parking and bus storage.

The majority of the surrounding area comprises two/three storey residential properties to the north, west and south of the site and London Road to the east of the site comprises a mix of commercial and residential uses (also at two storeys in height). Trees are located along the majority of the site's boundary.

Relevant Planning History:

23/00859/DEM - Application to determine if prior approval is required for the demolition of The News Centre and associated ancillary buildings. Prior notification required and granted 07.08.2023.

23/01470/FUL - Construction of a Bus Depot (Sui Generis). Planning permission granted 05.06.2025. This relates to the southern part of the site (1.75ha).

Suitability:

Suitable - The site forms a site allocation in the emerging PLP in PLP14: The News Centre, and part of the site has planning permission for a bus depot. It is located in close proximity to local services and facilities. The site has good accessibility via motorised and sustainable transport modes particularly along London Road. It is strategically situated on a prominent junction of the A3 and London Road (A2047) and in very close proximity to the M27 and Portsbridge roundabout. The nearest bus stop is located opposite the site, on London Road. Development of the site should consider traffic noise mitigation measures.

All of the site currently falls within Flood Zones 2 and 3, with most of the southern parcel falling in Flood Zone 3, and most of the northern parcel falling in Flood Zone 2.

There is a Grade II Listed Building (Milestone) nearby to the west of the site.

Hilsea Lines Scheduled Monument and the Hilsea Lines Conservation Area are located nearby to the north of the site.

There is a TPO covering the entire site.

Availability:

Available - The landowner has confirmed the site is available for development.

Achievability:

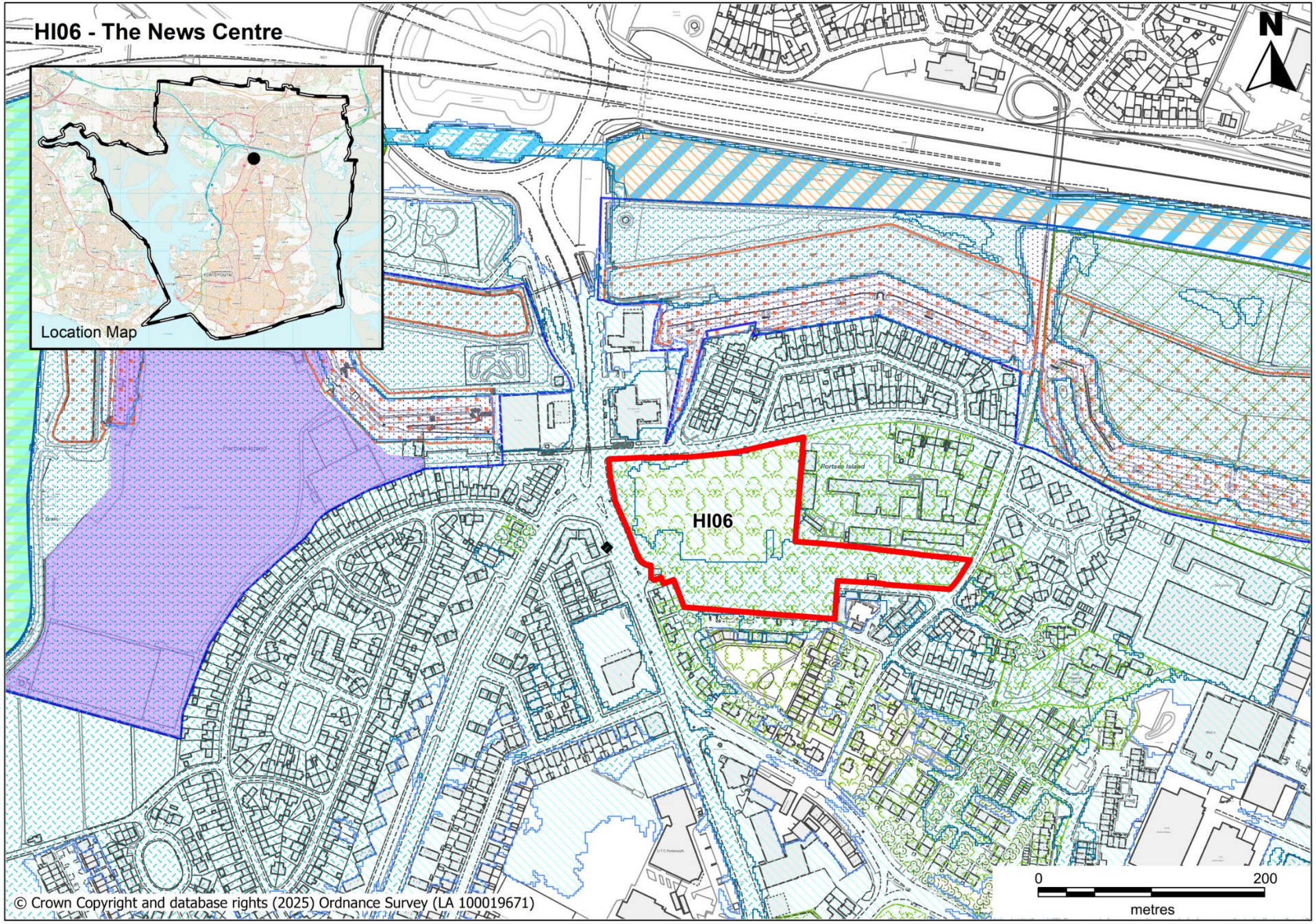
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use (in addition to the use as a bus depot) in years 6-10.

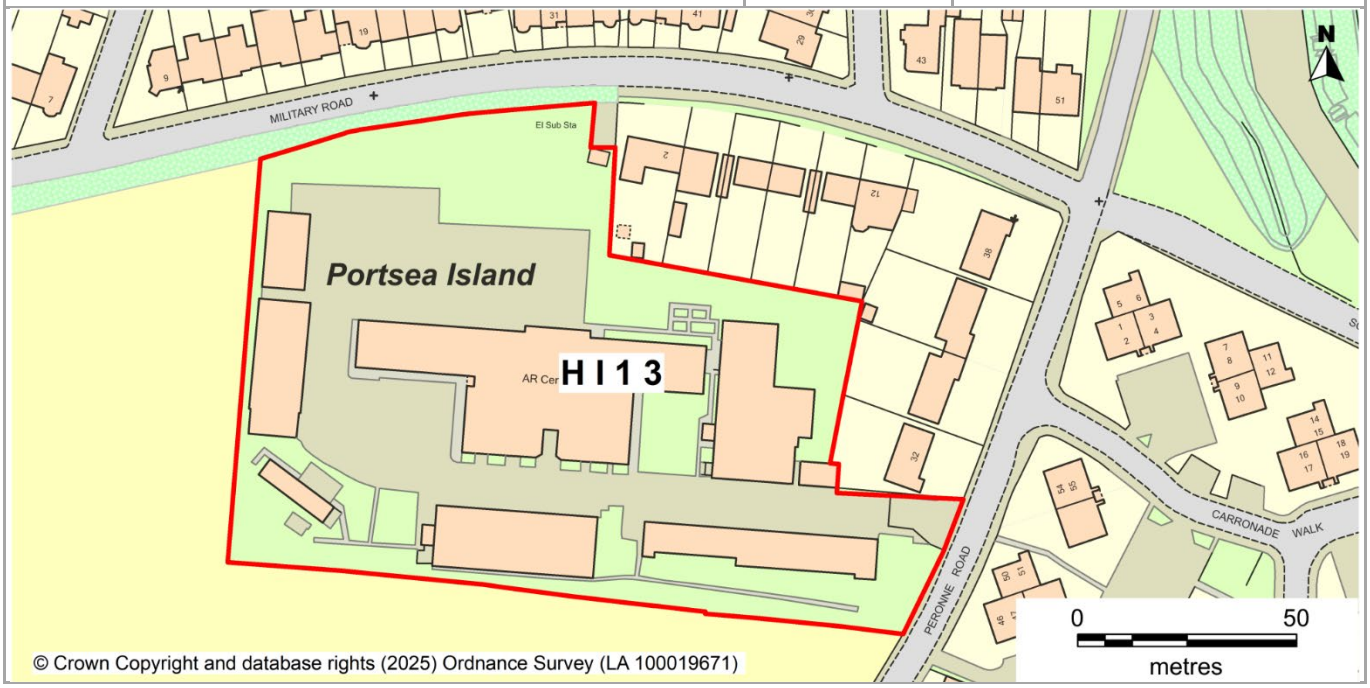
HI06 - The News Centre

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**100**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**2.55**
15+ years:	**0**	**0**	Indicative Density (dph):	**-**
Total:	**100**	**0**	Assessment Outcome:	**DEVELOPABLE**


HI06 - The News Centre
Location Map
HI06
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

HI13 - Territorial Army Centre, Peronne Road

Site Address:	**Territorial Army Centre, Peronne Road**	HELAA Site Reference:	**HI13**
Ward:	**Hilsea**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is an existing Territorial Army Centre forming part of the MOD estate. It contains a number of buildings. There are a few large trees on the site. The surrounding area is residential, mostly two storey buildings.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is located in a residential area, and would be suitable for residential development if the existing uses are no longer required or will be relocated.

The site is entirely within Flood Zone 3.

The site is covered by a TPO.

There is a Scheduled Monument (Hilsea Lines) nearby to the north and north west which is also within a Conservation Area (Hilsea Lines).

There is a Listed Building (milestone) nearby to the west of the site.

The SPA is nearby to the north, with a Ramsar site, SAC, SSSI and SINC also slightly further away, and there is a Primary Support Area for Solent Waders and Brent Geese nearby to the west.

Any development will need to overcome the above constraints.

Adjacent to the south west of the site is the News Centre (HI06) which is allocated in the emerging PLP in PLP14: The News Centre for redevelopment as a bus depot and housing.

Availability:

Available - The landowner has confirmed the site is available for development.

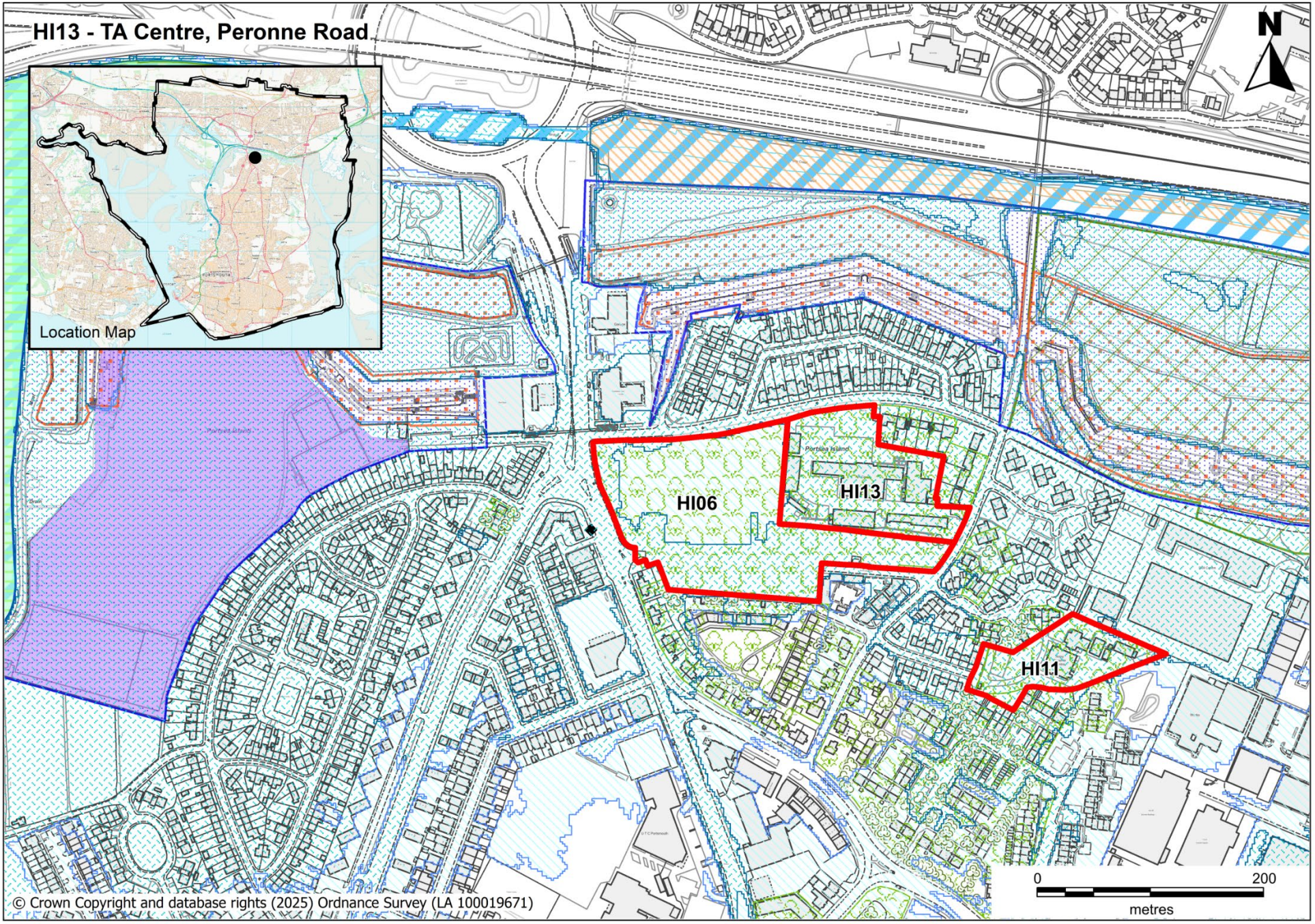
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

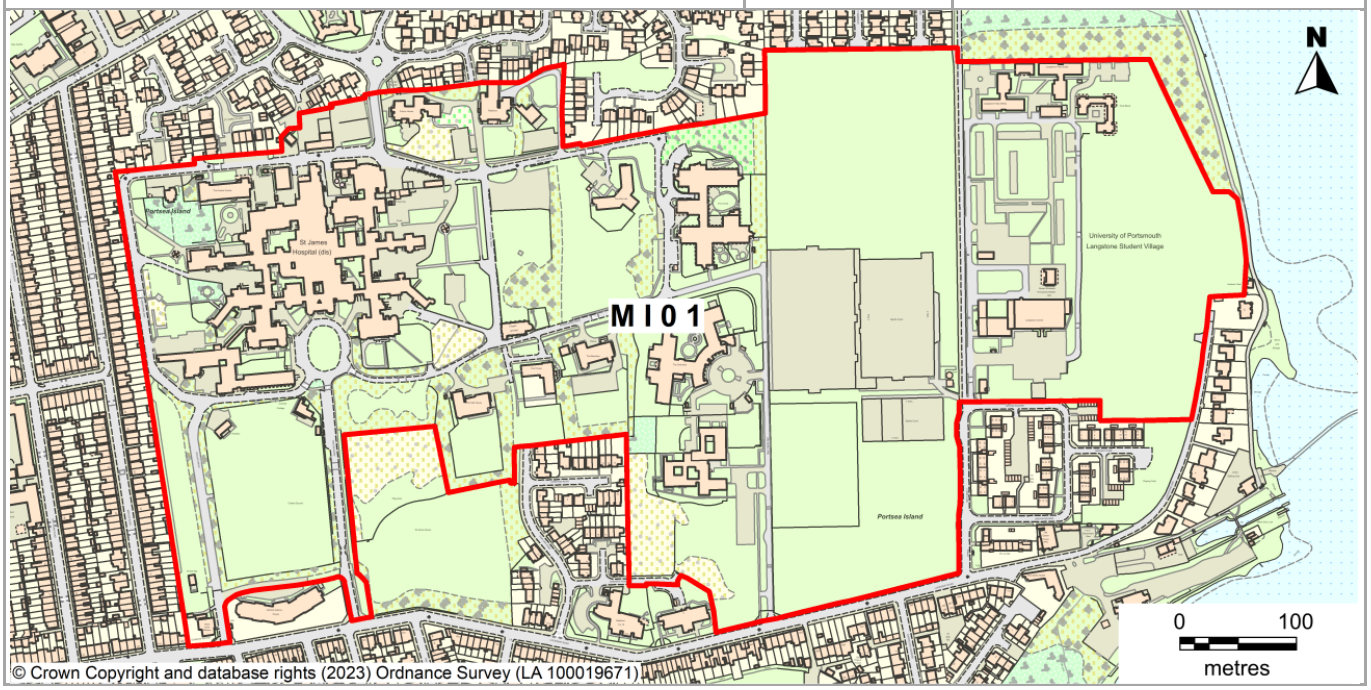
Developable - There is a reasonable prospect the site will be developed for residential use in years 11-15.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**28**	**0**	Gross Site Area (Ha):	**1.34**
15+ years:	**0**	**0**	Indicative Density (dph):	**21**
Total:	**28**	**0**	Assessment Outcome:	**DEVELOPABLE**


HI13 - TA Centre, Peronne Road
Location Map
HI06
HI13
HI11
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

MI01 - St James' Hospital and Langstone Campus

Site Address:	**St James' Hospital and Langstone Campus**	HELAA Site Reference:	**MI01**
Ward:	**Milton**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of four broad areas: the Grade II Listed St James' Hospital; a group of buildings - The Beeches, Yew House, Fair Oak House, The Child Development Centre and The Harbour School; remaining former NHS buildings; and the Langstone Campus owned by the University of Portsmouth (halls of residence). St James' Hospital is in the west of the site, the group of buildings and former NHS buildings are in the centre, and Langstone Campus is in the east. There is a cricket ground and pavillion within the south west corner of the site. There are playing pitches within the site, adjacent to the Langstone Campus.

The site is surrounded by residential development to the north, south and west, with the coast to the east.

Relevant Planning History:

19/00358/DEM - Demolition of single storey building and three storey accommodation blocks. Consent granted 25.03.2019. This relates to Langstone Campus.

20/00204/FUL - Redevelopment of former St James' Hospital comprising the conversion of listed buildings and listed Chapel to provide 151 dwellings and associated works including demolition of extensions and ancillary buildings, construction of new 2 and 3 storey housing to provide 58 dwellings, retention of cricket pitch, club housing and changing rooms, provision of car parking, associated landscaping and other works (phased development) (amended scheme). Consent granted at appeal for non-determination on 16.08.2023.

20/00205/LBC - Conversion of main hospital, mortuary building and the Chapel, including external alterations - demolition of boiler house, storage wings, service room and 20th Century buildings, window and door alterations, recessed and projecting dormers, new stairs; internal alterations to include alterations to walls doorways and staircases. Construction of new housing; provision of parking and landscaping (amended scheme). Consent granted at appeal 16.08.2023.

18/00288/OUT - Outline application for the construction of 107 dwellings including provision of vehicular and pedestrian access, public open space and hard and soft landscaping (principles of access, layout and scale to be considered) - Application submitted 19.02.2018 but withdrawn 06.09.2024.

24/01117/FUL - Construction of 58 new residential dwellings (19 x 2-bedroom; 35 x 3-bedroom; and 4 x 4 bedroom) including access, parking, landscaping, and other associated works. Resolution to grant planning permission since 05.02.2025.

Suitability:

MI01 - St James' Hospital and Langstone Campus

Suitable - The site forms a strategic site allocation in the emerging PLP in PLP8: St James' & Langstone Campus. It comprises allocations from the Portsmouth Local Plan 2006 for open space - MT2 South of St James' Hospital; MT3 for a mix of mental health provision and housing; MT4 St James' Hospital building for a range of uses including residential. The cricket ground, playing fields and open space adjoining the harbour are open spaces protected by PCS13 of the Portsmouth Plan 2012. The site is generally considered suitable for redevelopment.

This site falls within the Milton Neighbourhood Plan area. The Neighbourhood Plan designates three areas of Local Green Space within the site: LGS 2 in the south west corner, LGS 8 in the north east, and LGS 9 in the east. The proposed allocation in the PLP does not conflict with these as development is not expected in these parts of the site.

St James's Hospital itself is a Grade II Listed Building, and should be retained.

Within the site, the playing fields to the west of Langstone Campus is a Secondary Support Area for Solent Waders and Brent Geese, and the area to the east of Langstone Campus is in the Core Area. Adjacent to the east of the site is designated as SPA, Ramsar, SAC, and SSSI. Mitigation measures will be needed to address these constraints, and the Secondary Support Area and Core Area will need to be kept clear of development.

Most of the site is covered by TPOs, only excluding the Langstone Campus buildings and the coastal area to the east of this.

There is an AQMA nearby to the north and north west of the site.

Milton Locks Conservation Area is nearby to the south east of the site.

The part of the site with planning permission has started to deliver, with 12 dwellings having been completed in monitoring year 2024/25.

Availability:

Available - The landowner has confirmed the site is available for development.

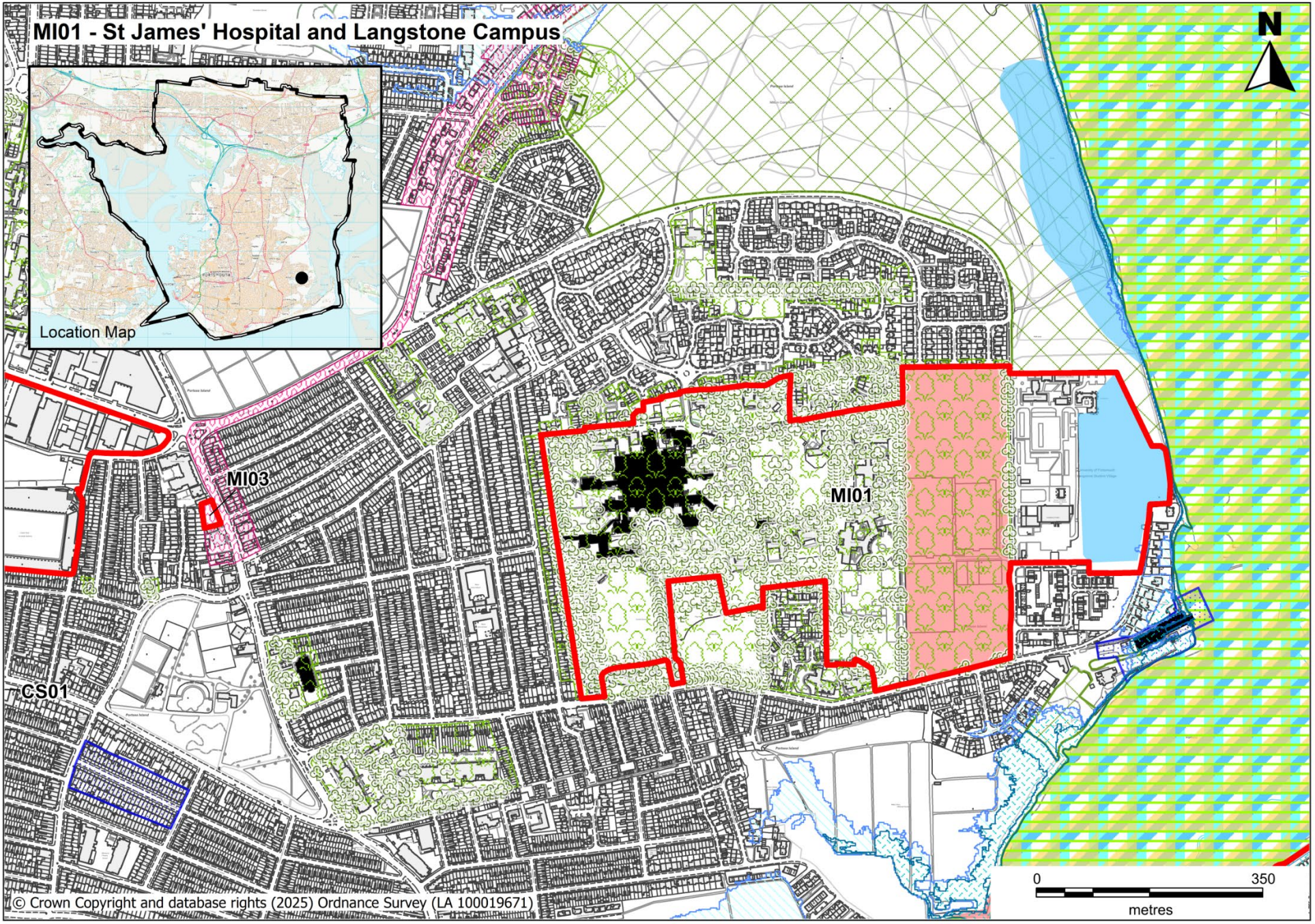
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

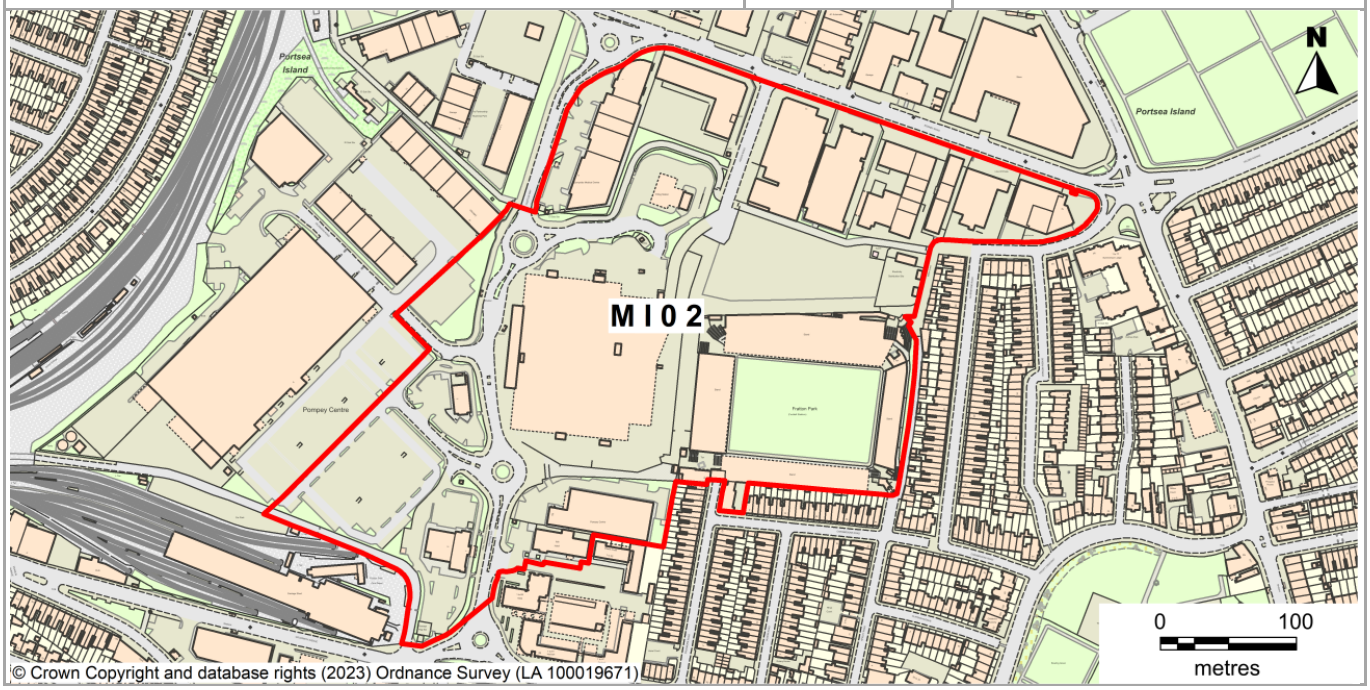
Deliverable - There is a reasonable prospect the site will be developed in years 0-5 and 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**297 (285 excluding 12 completions from 2024/25)**	**0**	Site Source:	**Existing housing and economic development allocation**
6-10 years:	**120**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**33.03**
15+ years:	**0**	**0**	Indicative Density (dph):	**13**
Total:	**417 (405 excluding 12 completions from 2024/25)**	**0**	Assessment Outcome:	**DELIVERABLE**


MI01 - St James' Hospital and Langstone Campus
Location Map
N
MI03
MI01
CS01
0
350
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

MI02 - Fratton Park and the Pompey Centre

Site Address:	**Fratton Park and the Pompey Centre**	HELAA Site Reference:	**MI02**
Ward:	**Milton**	HELAA Category:	**Housing**



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Description of the existing site and its surroundings:

Fratton Park, in the south east of the site, is the existing grounds of Portsmouth Football Club, which has been there since 1899. The site also includes various large retail and industrial units in the north of the site, some of which are associated with the Football Club. The Pompey Centre, in the south west of the site, consists of large retail and industrial units, and some small fast food outlets, with extensive surface car parking.

Residential areas lie to the east and south of the football ground. Further industrial and large retail units extend to the north and west. Fratton railway station, a mainline station, is located to the south west.

Relevant Planning History:

14/00128/FUL - Construction of a retail store (Use Class A1) of up to 10,475 GEA, petrol filling station (Sui Generis) with an associated kiosk up to 86sqm GEA, canopy and jet wash, new access/egress arrangements, car parking including replacement Stadium car parking, service yard, highway and footpath works, landscaping, and other associated works (after demolition of existing structure). Consent granted 19.09.2014. There have been several amendments made to this permission.

23/01076/FUL - Construction of drive-thru coffee shop with service yard, alterations to car parking arrangements and associated works. Consent granted 24.11.2023.

Suitability:

Suitable - The site forms a strategic site allocation in the emerging PLP in PLP7: Fratton Park & the Pompey Centre. It is also an extant allocation from the Portsmouth Plan 2012, allocated under policy PCS7. Development of the site will allow for expansion of the existing football ground as well as additional housing and other uses not covered by the HELAA. The close proximity of Fratton railway station will help to facilitate this and there may be opportunities to improve access to the train station as part of the development.

The site falls within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design.

There are no significant constraints affecting the site.

Availability:

Available - The landowner of Fratton Park has confirmed the site is available for development, the Pompey Centre was recently sold to a new owner and there is ambiguity about whether this is available for housing development. Housing proposals within years 0-15 are therefore restricted to the area where availability has been confirmed, and is reflected in the estimated yield figure, but further housing is considered to be possible in years 15+.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

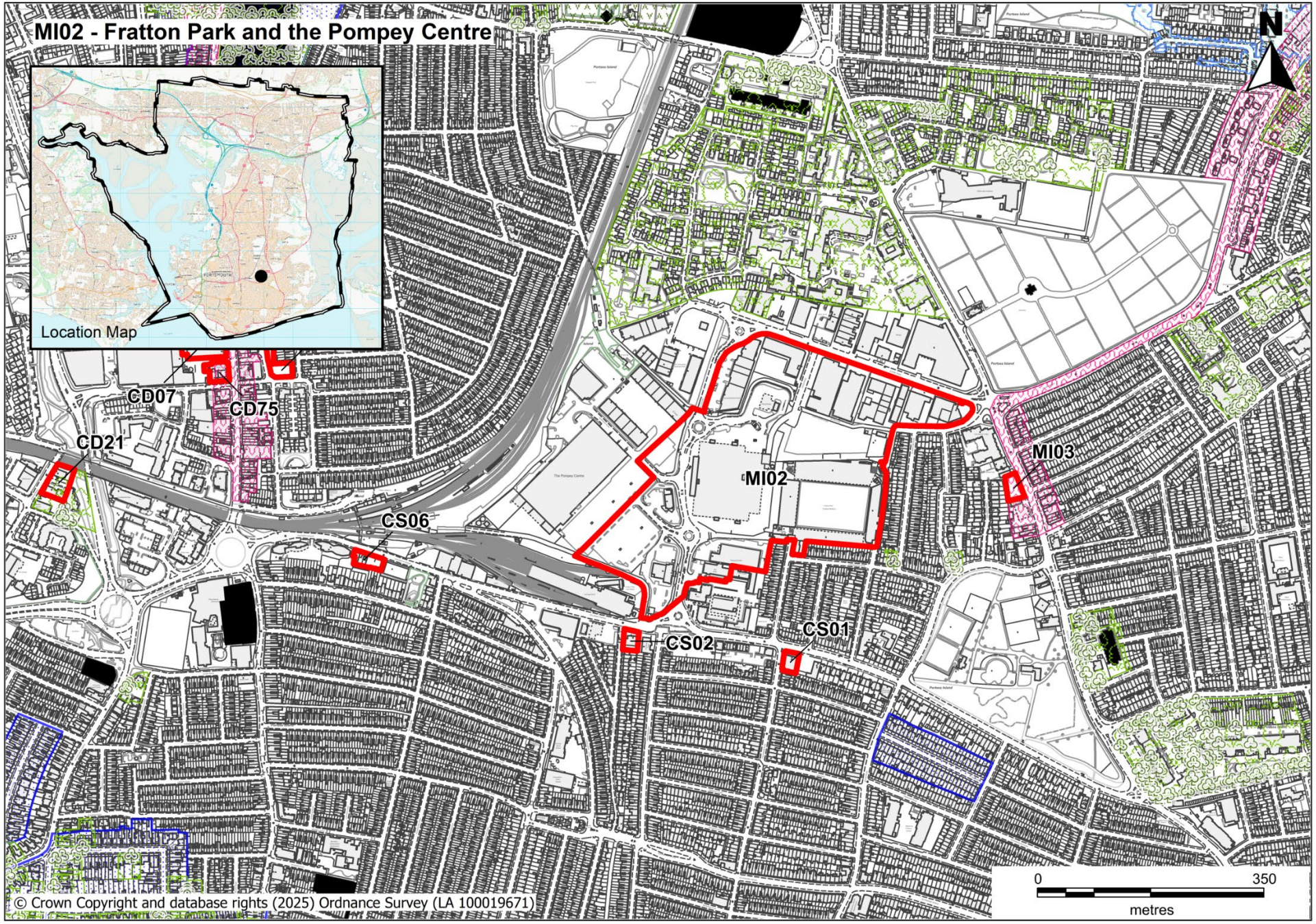
Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use and other uses in years 6-10, with the possibility of further development in years 15+.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Existing housing and economic development allocation**

MI02 - Fratton Park and the Pompey Centre

6-10 years:	**460**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**12.61**
15+ years:	**250**	**0**	Indicative Density (dph):	**56**
Total:	**710**	**0**	Assessment Outcome:	**DEVELOPABLE**


MI02 - Fratton Park and the Pompey Centre
Location Map
CD07
CD75
CD21
CS06
MI02
MI03
CS02
CS01
N
0
350
metres
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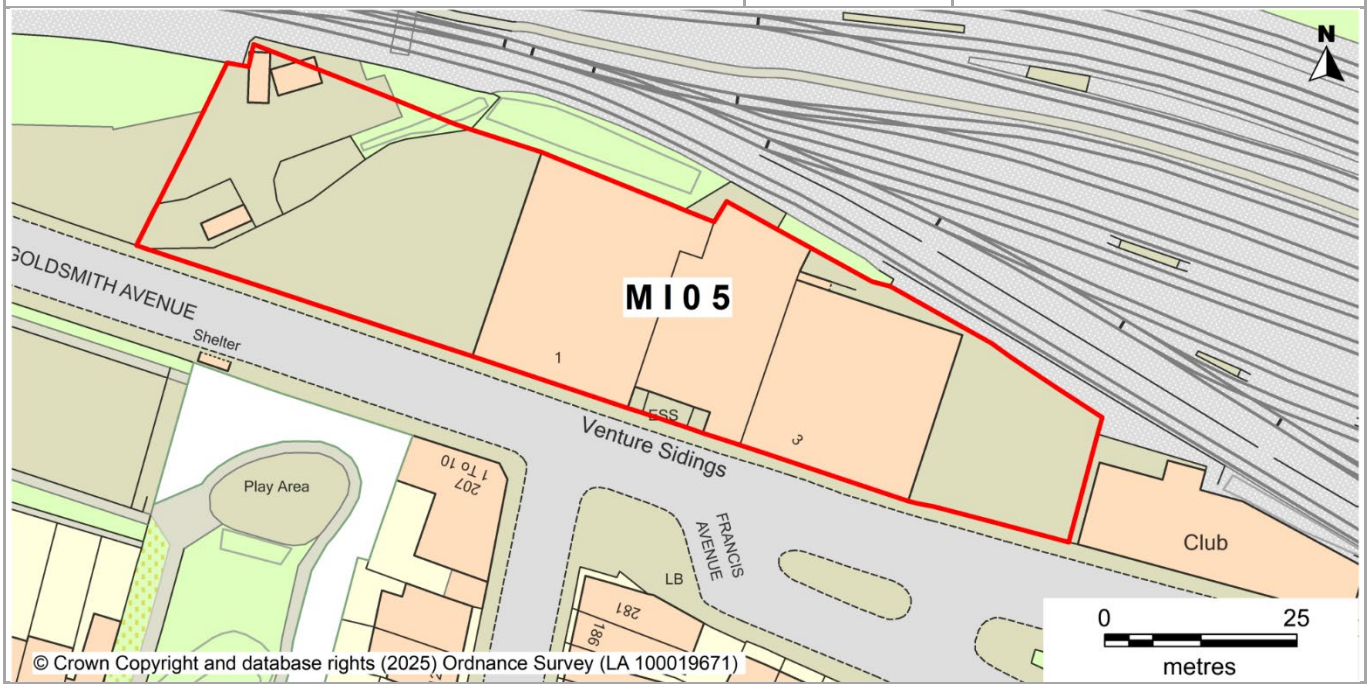
MI05 - Goldsmith Avenue

Site Address:	**Goldsmith Avenue**	HELAA Site Reference:	**MI05**
Ward:	**Milton**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a few industrial/commercial buildings in use for: a reclamation yard including skip hire, a decorating centre and car park, a plumbing merchant and another car park. There is a large railway siding adjacent to the north of the site. Fratton railway station is nearby to the north west. The area to the south is predominantly residential in nature. There is a nightclub to the east of the site.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is suitable for potential residential development assuming existing uses are relocated or cease operating.
Noise mitigation measures would be needed to address noise from the adjacent railway.
There is an AQMA nearby to the north west.

Availability:

Available - The landowner has confirmed the site is available for development. The boundary of the site has been amended to reflect the land which is available.

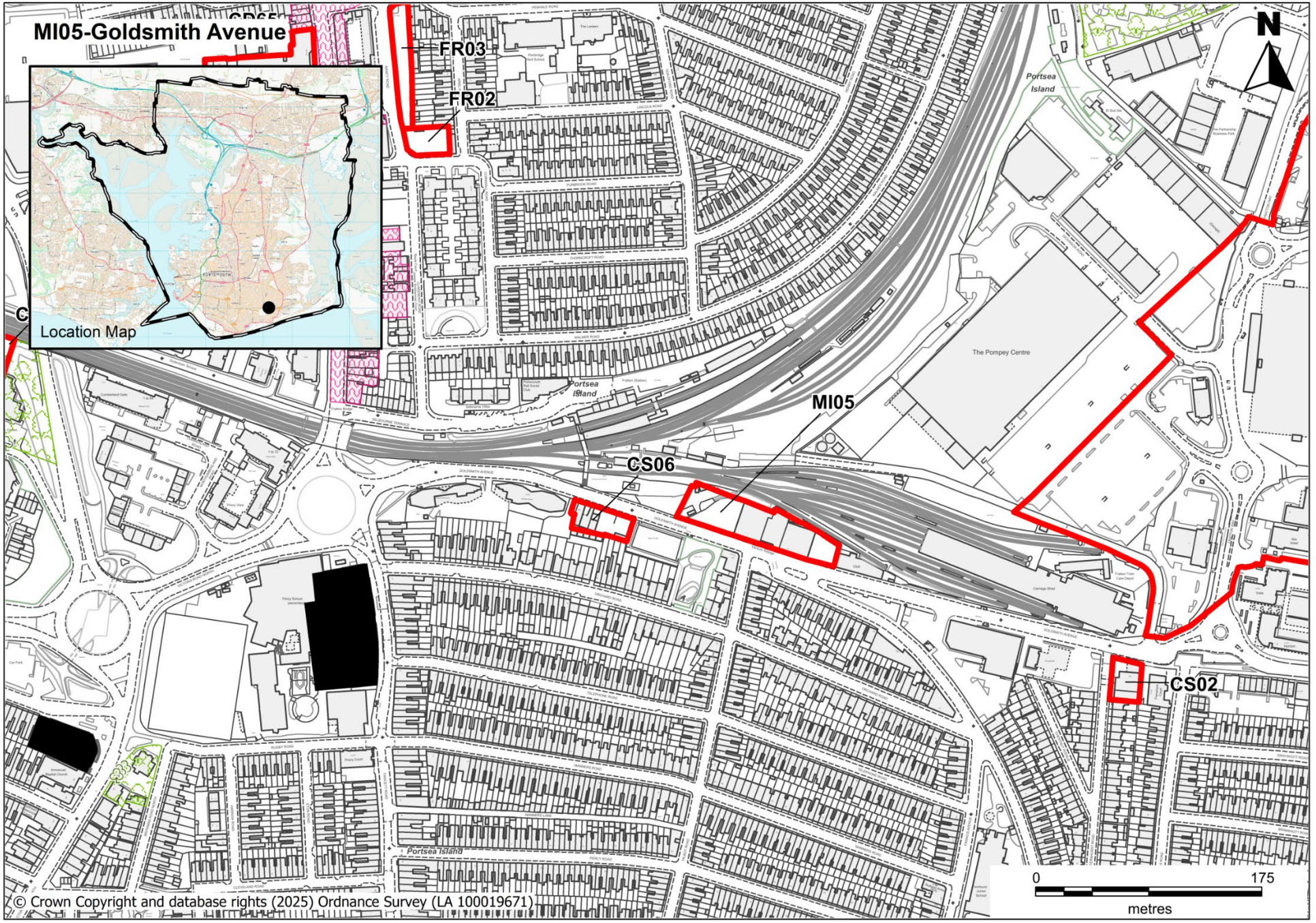
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

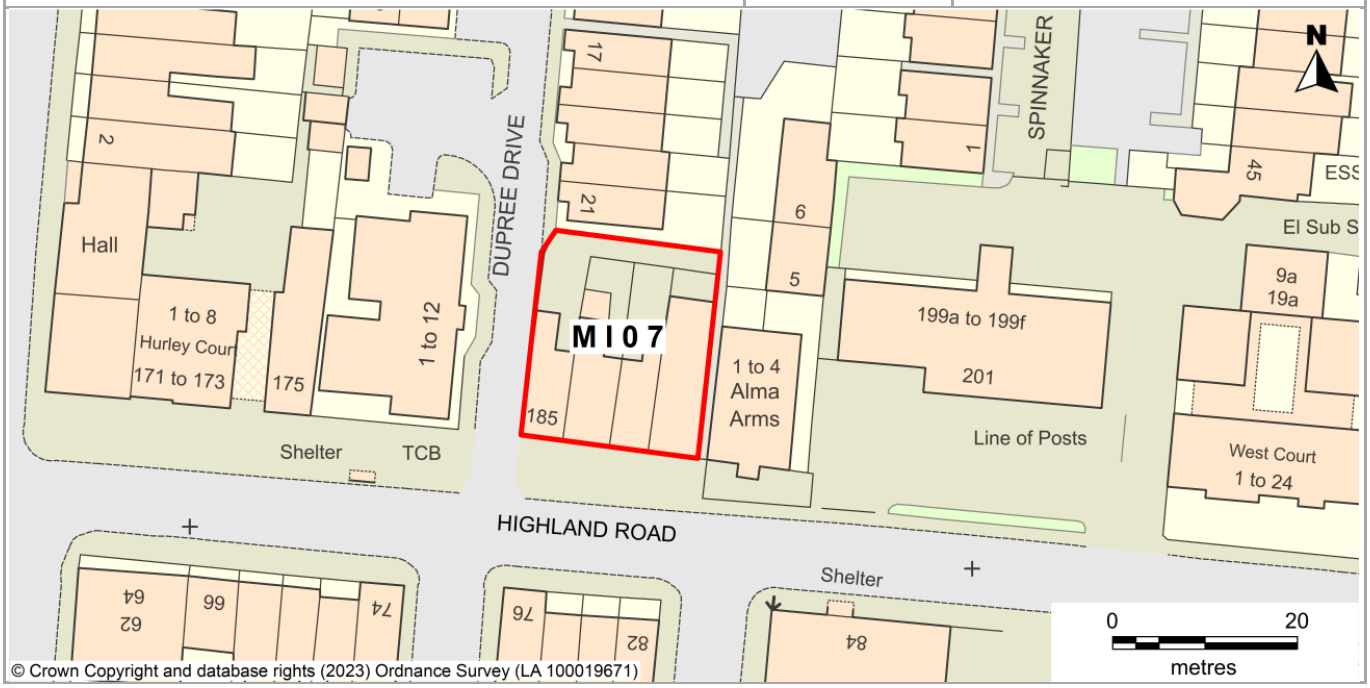
Developable - There is a reasonable prospect the site will be developed for residential use in years 11-15.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**HELAA 2021**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**20**	**0**	Gross Site Area (Ha):	**0.33**
15+ years:	**0**	**0**	Indicative Density (dph):	**61**
Total:	**20**	**0**	Assessment Outcome:	**DEVELOPABLE**


MI05-Goldsmith Avenue
FR03
FR02
Location Map
MI05
CS06
CS02
N
Portsea Island
The Pompey Centre
0
175
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

MI07 - 185-191 Highland Road

Site Address:	**185-181 Highland Road**	HELAA Site Reference:	**MI07**
Ward:	**Milton**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is vacant following the demolition of single storey commercial units. The surrounding area is residential development of 2 to 2.5 storeys.

Relevant Planning History:

23/00559/OUT - Outline application for the construction of part 3/part 4 storey building, comprising 4no. ground floor commercial units and 8no. apartments (principles of access, appearance and layout to be considered) - Application withdrawn.
24/00085/FUL - Construction of 3 storey building with mansard roof, to form 8 no. Apartments (Class C3) following demolition of existing units) with associated parking, cycle and refuse storage, landscaping and changes to boundary treatments. Pending determination.
25/00587/FUL - Retrospective planning application for the demolition of existing buildings (4no. commercial units) - pending determination.

Suitability:

Suitable - The site is suitable for residential development, being located in a residential area, the site has already been cleared, presumably in anticipation of a pending planning permission for 8 apartments being granted.
There are no significant constraints affecting the site.

Availability:

Available - The site is assumed to be available based on the pending planning application.

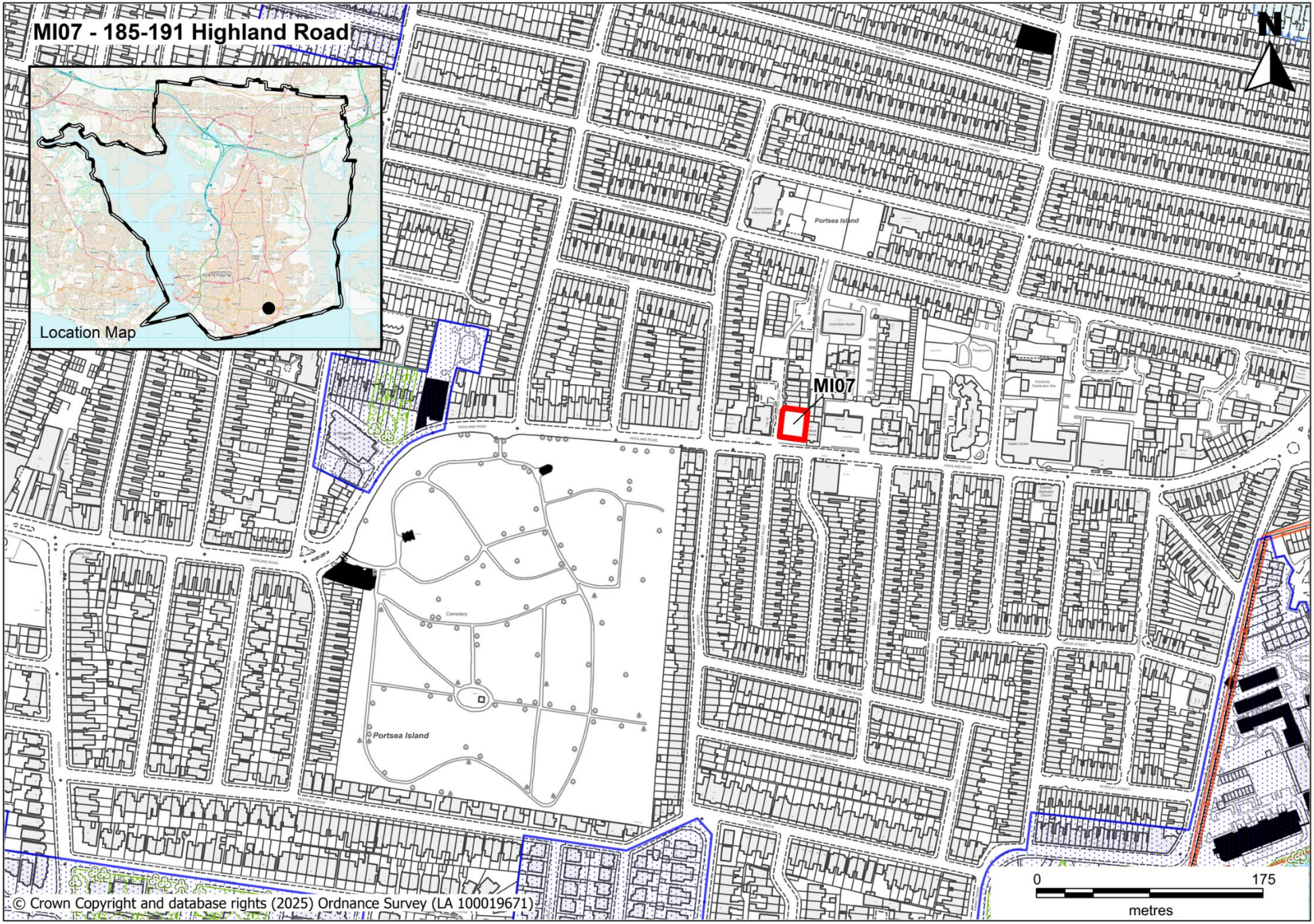
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

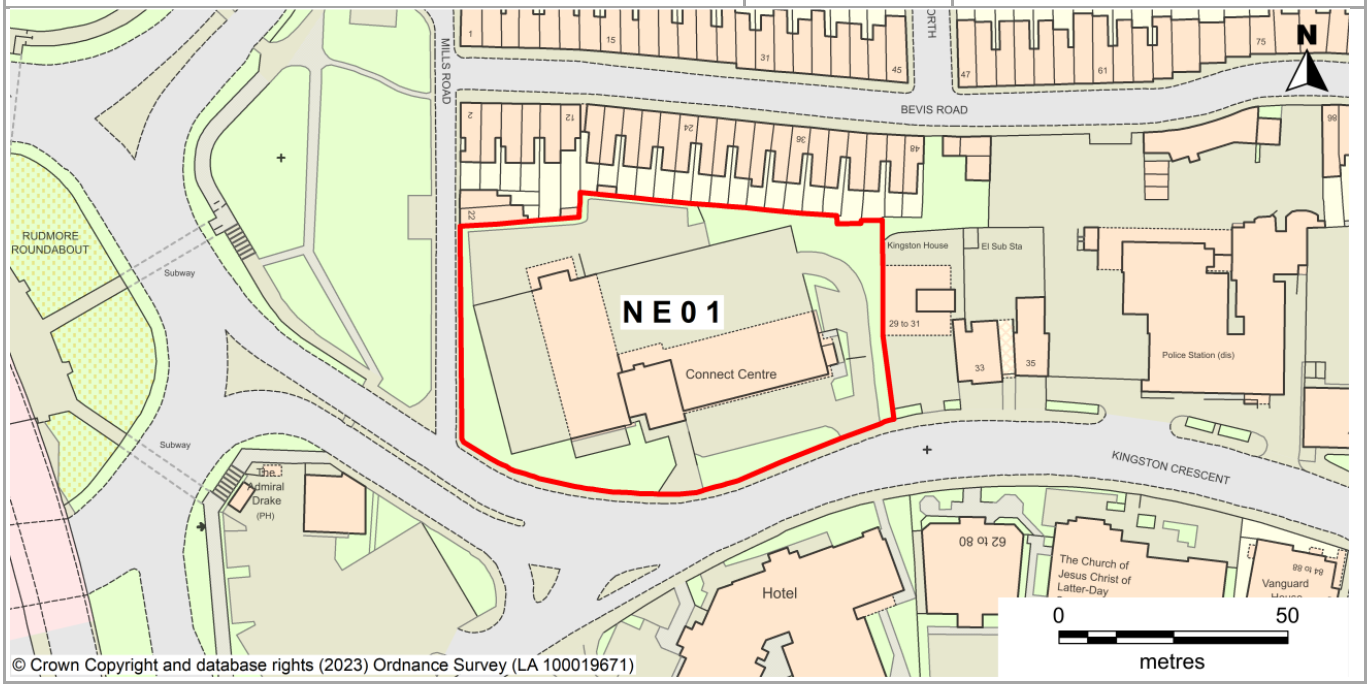
Deliverable - There is a reasonable prospect the site will be developed in years 0-5.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**8**	**0**	Site Source:	**Planning applications refused or withdrawn**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.04**
15+ years:	**0**	**0**	Indicative Density (dph):	**200**
Total:	**8**	**0**	Assessment Outcome:	**DELIVERABLE**


MI07 - 185-191 Highland Road
Location Map
MI07
Portsea Island
Cemetery
Portsea Island
N
0
175
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

NE01 - Connect Centre, Kingston Crescent

Site Address:	**Connect Centre, Kingston Crescent**	HELAA Site Reference:	**NE01**
Ward:	**Nelson**	HELAA Category:	**Housing**



Description of the existing site and surroundings:

The site consists of a former office building (now vacant) with parking below (ground floor and first floor). The existing building is of varying heights, but goes up to 9 storeys over another 2 storeys of parking at the highest point. There is a Travelodge opposite the site to the south, various office buildings along Kingston Crescent, as well as the Church of Jesus Christ of Latter-day Saints. Residential development lies adjacent to the north of the site.

Relevant Planning History:

21/00026/PACOU - Application for prior approval (Class O) for the change of use from offices to 113 self-contained flats. Approved 07.10.2021, but lapsed 07.10.2024.

21/01190/FUL - Construction of external walls and windows to enclose existing lower ground floor undercroft, including creation of 15 vehicular parking spaces (to facilitate conversion to residential apartments as applied for under prior approval application 21/00026/PACOU). Consent granted 07.10.2021, but lapsed 07.10.2024.

25/00357/PACOU - Application for prior approval (Schedule 2, Part 3, Class MA) for change of use of offices (Class E) to 175 residential apartments (Class C3). Pending decision.

25/00358/PA - Application for prior approval (Schedule 2, Part 20, Class AA) for construction of 2no. storey extension to provide 16 residential apartments (Class C3) - pending decision.

25/00359/FUL - Construction of walls and windows to enclose the upper and lower ground floor undercroft areas, reconfiguration of existing parking areas to provide 83 parking spaces (including eight electric vehicle charging bays), creation of a new vehicular access onto Mills Road, , a new external staircase and the creation of ancillary refuse and cycle storage, and plant area (to facilitate conversion to residential apartments as applied for under prior approval application 25/00357/PACOU) - pending decision.

25/00568/FUL - Replacement of existing facade with aluminium cladding and glazing panels, including reconfiguration of existing single storey entrance lobby to provide this with a flat roof. The proposals are to facilitate the proposed redevelopment of the site as described: "Conversion of existing offices and undercrofts (Use Class E) to provide 175 residential apartments (Use Class C3) under Prior Approval under Part 3, Schedule 2, Class MA of the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021" - pending decision.

Suitability:

Suitable - The site is suitable for residential development as demonstrated by the now lapsed planning permission.

A TPO covers the whole site.

There is an AQMA adjacent to the south east.

There is a Listed Building nearby to the south (The Air Balloon Public House) which will need to be taken into account in the design of any new development.

Availability:

Available - It is assumed the site is available based on the pending planning applications.

Achievability:

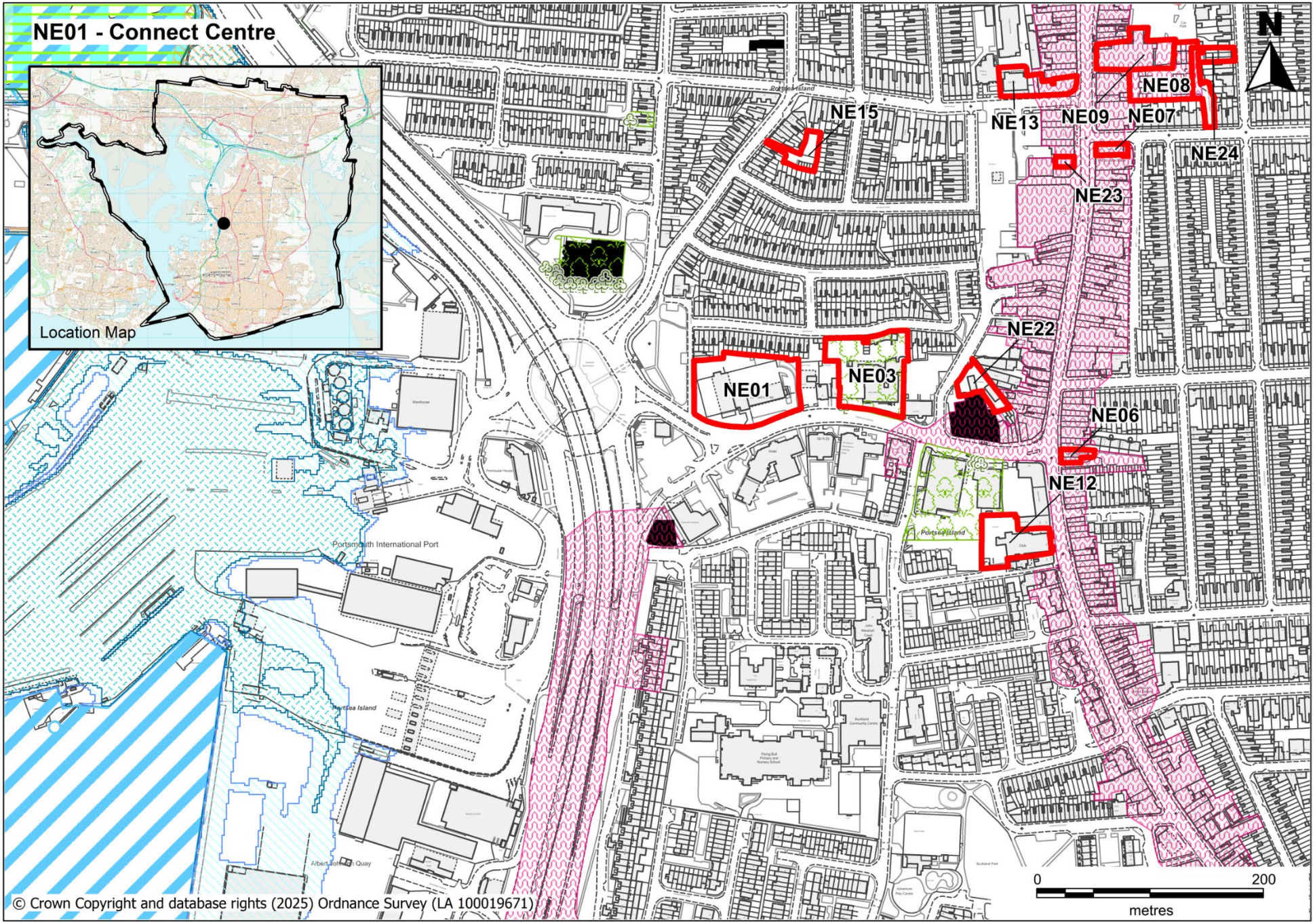
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use within years 6-10.

NE01 - Connect Centre, Kingston Crescent

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Lapsed planning permission**
6-10 years:	**191**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.53**
15+ years:	**0**	**0**	Indicative Density (dph):	**360**
Total:	**191**	**0**	Assessment Outcome:	**DEVELOPABLE**


NE01 - Connect Centre
Location Map
NE01
NE03
NE06
NE07
NE08
NE09
NE12
NE13
NE15
NE22
NE23
NE24
N
Portsea Island
Portsmouth International Port
0
200
metres
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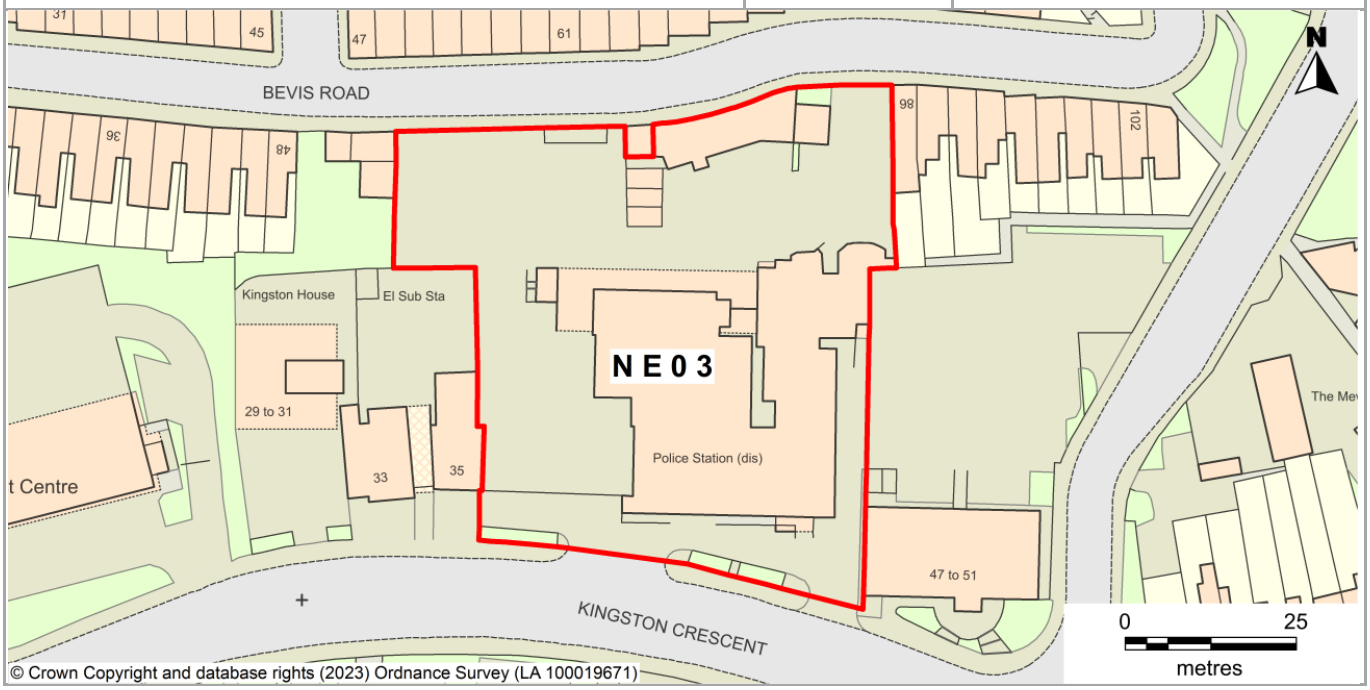
NE03 - Former Police Station, Kingston Crescent

Site Address:	**Former Police Station, Kingston Crescent**	HELAA Site Reference:	**NE03**
Ward:	**Nelson**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a former police station (the main building being four storeys high), ancillary buildings and associated parking areas, located within the North End District Centre. There is a residential area to the north, with commercial uses also present, as well as community uses such as places of worship nearby.

Relevant Planning History:

21/00295/FUL - Construction of a terrace of 4 dwelling houses with associated parking and access from Bevis Road. Application withdrawn 10.03.2022. This covered a small area in the north of the site.

Suitability:

Suitable - The site is suitable for residential development, being located near an existing residential area and in need of redevelopment as it is currently disused.

The site sits within the North End District Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for housing will not conflict with that policy. The site is in an Opportunity Area for Tall Buildings as identified in policy PLP1: Design.

A TPO covers the whole site.

There is an AQMA adjacent to the south east. Another area of AQMA is nearby to the south west.

There is a Listed Building nearby to the east (61-63 Kingston Cresecnt), and two further Listed Buildings further away to the north west and south west. Impacts on these will need to be taken into account in the design of any redevelopment.

Availability:

Available - The landowner has confirmed the site is available for development.

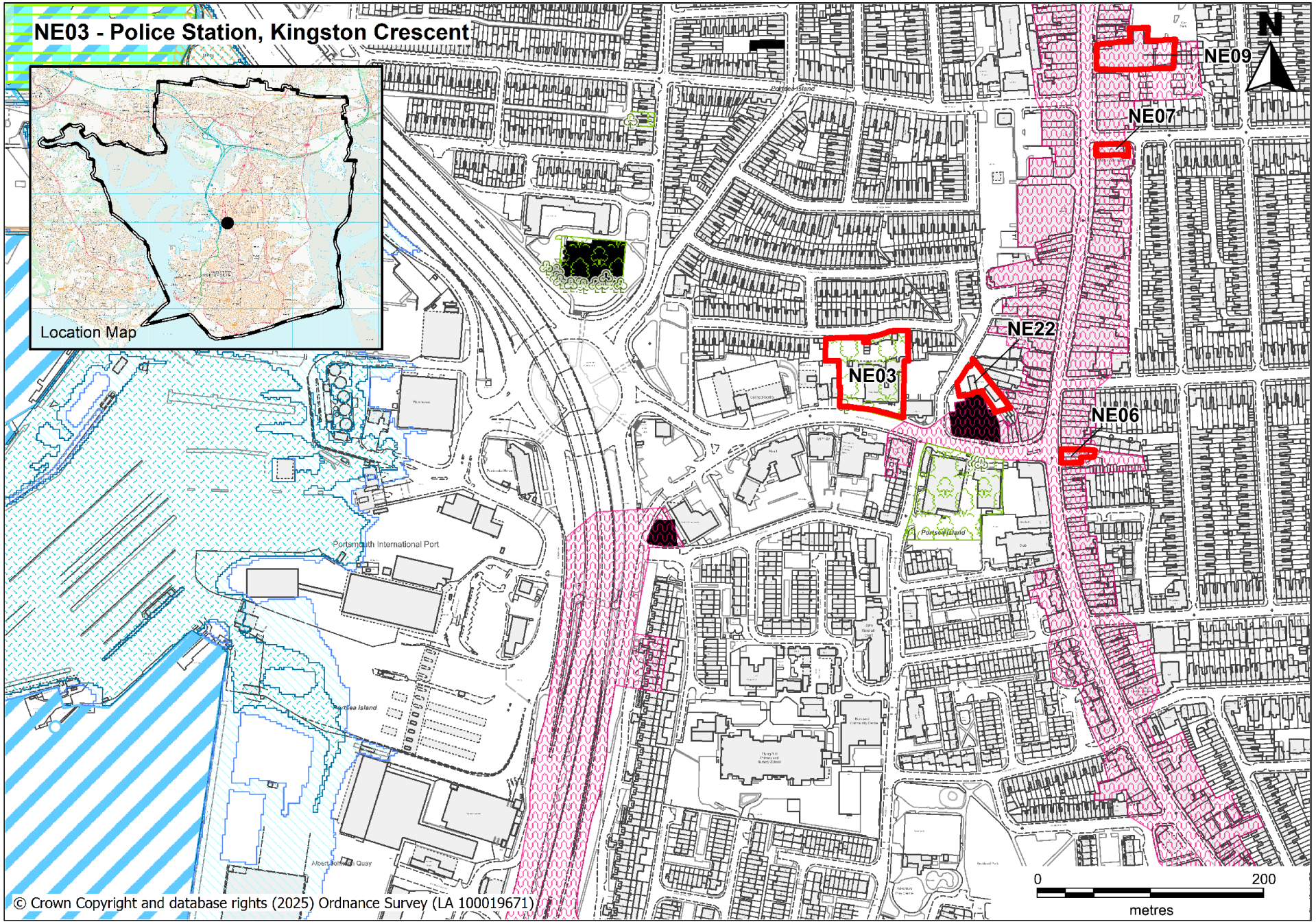
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Surplus/likely to become surplus public sector land**
6-10 years:	**60**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.41**
15+ years:	**0**	**0**	Indicative Density (dph):	**146**
Total:	**60**	**0**	Assessment Outcome:	**DEVELOPABLE**


NE03 - Police Station, Kingston Crescent
Location Map
N
NE09
NE07
NE22
NE03
NE06
Portsmouth International Port
Horsea Island
Albert Edward Quay
0
200
metres
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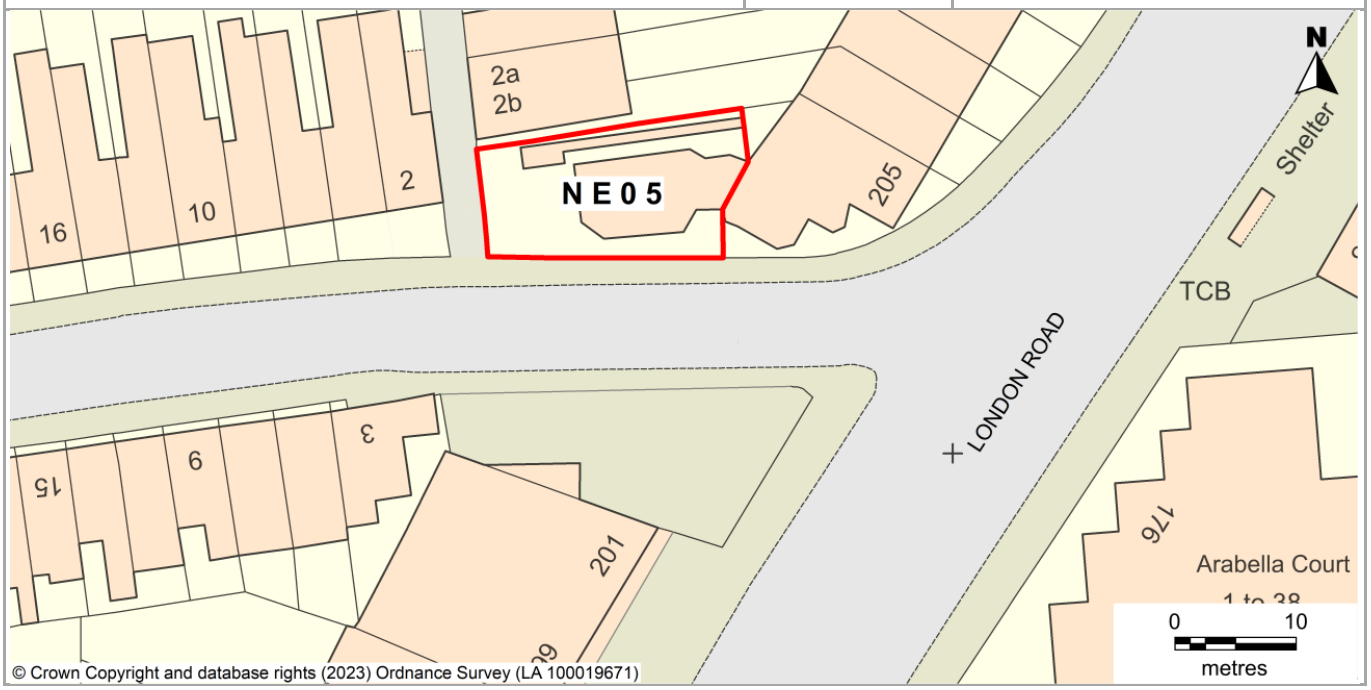
NE05 - 205 London Road

Site Address:	**205 London Road**	HELAA Site Reference:	**NE05**
Ward:	**Nelson**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a large residential property of 11 self-contained flats, ranging from 3-4 storeys, including an extension, located on the corner of the northern side of London Avenue and London Road. It is bounded by residential properties to the north and east, an access driveway to the west and London Avenue to the south. It is situated within a predominantly residential area of terraced properties, with some commercial units along London Road. Immediately opposite the site is a commercial garage.

Relevant Planning History:

20/00558/FUL - Demolition of existing rear extension containing 3no. 2-bed flats to be replaced with 3-storey rear extension to form 8 flats. Application refused 09.03.2023 as there was no justification or mitigation measures secured for the potential impact on the Solent SPA.

Suitability:

Suitable - The site is suitable for residential development, being located in a residential area. Whilst a previous application was refused, there are now mitigation measures in place which would most likely overcome the reason for refusal.

There is an AQMA nearby to the south of the site.

There is a Listed Building nearby to the south (Fountain Public House), but it is likely to be far enough away to be unaffected by any potential development.

Availability:

Available - The landowner has confirmed the site is available for development.

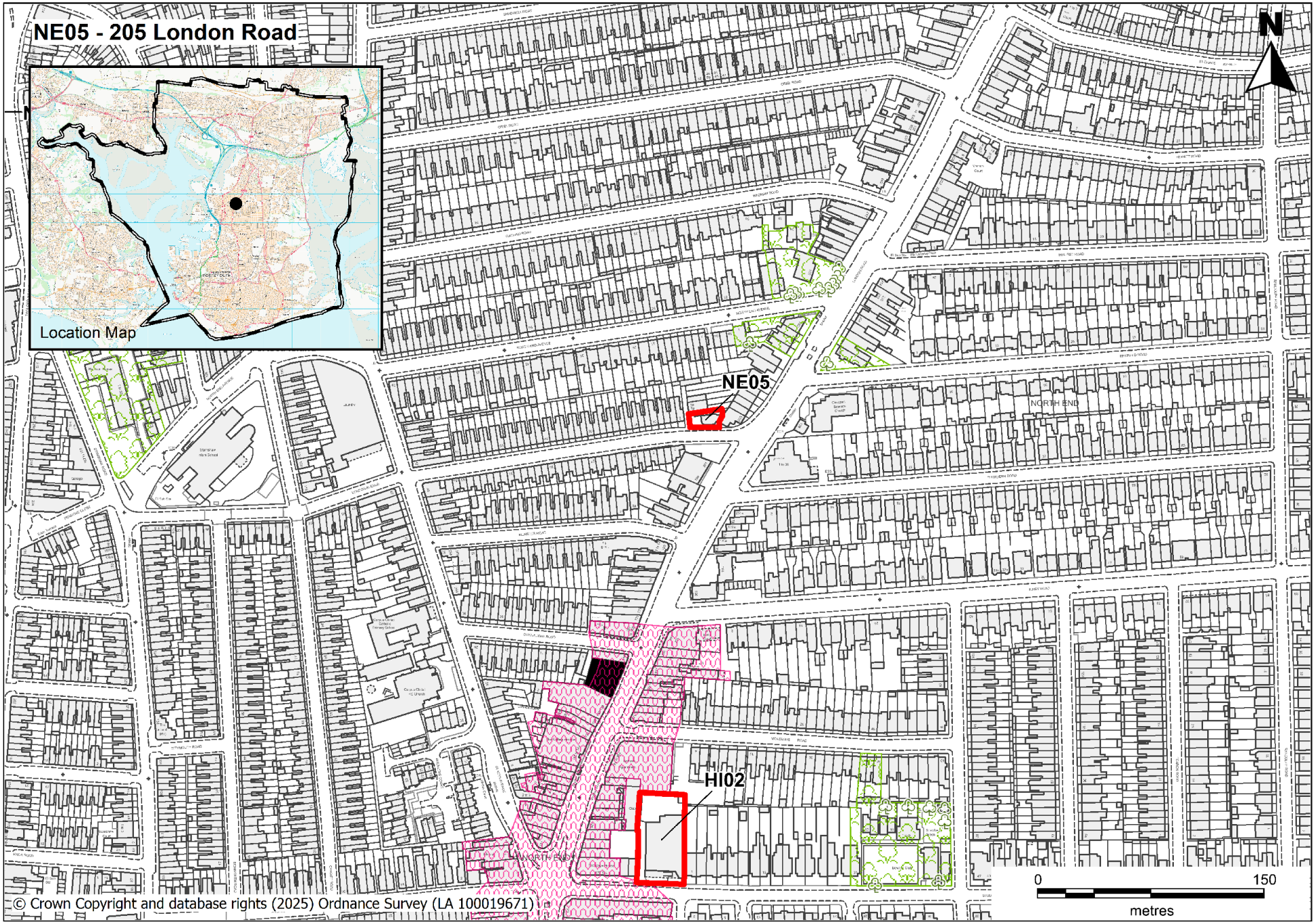
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

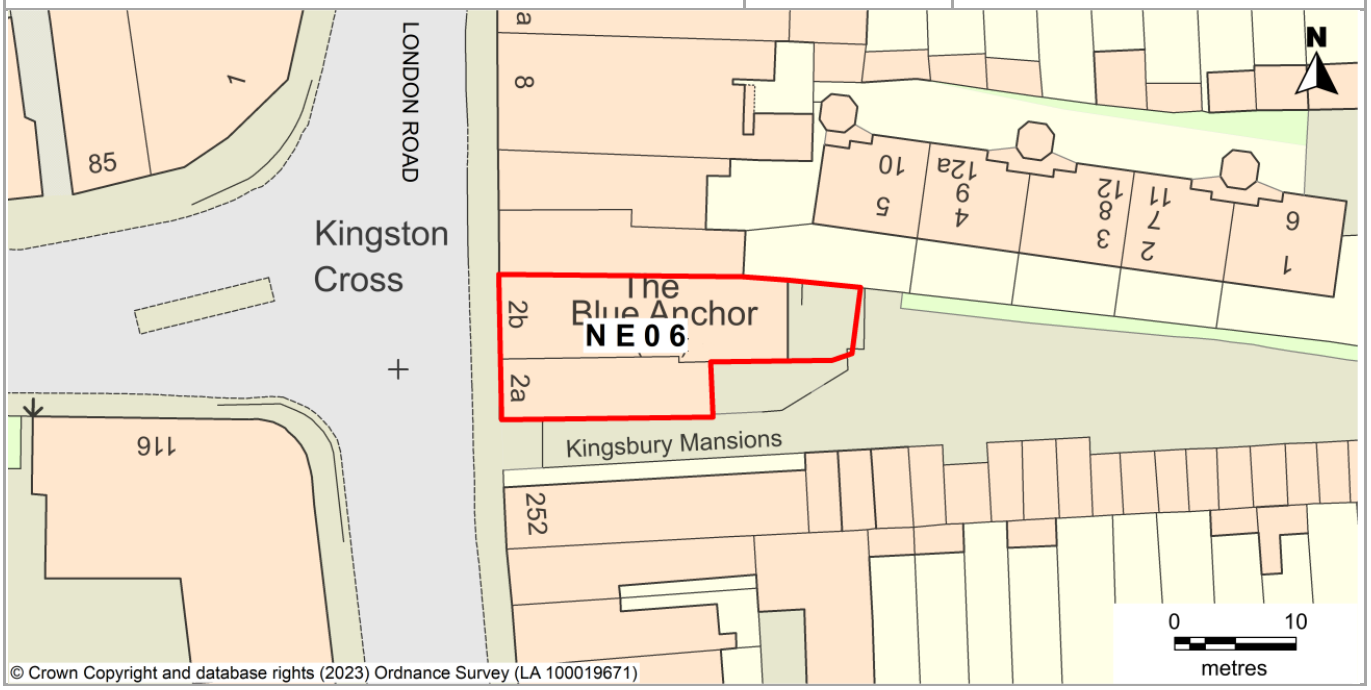
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Planning applications refused or withdrawn**
6-10 years:	**5 (8 gross)**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.02**
15+ years:	**0**	**0**	Indicative Density (dph):	**400 (based on gross)**
Total:	**5 (8 gross)**	**0**	Assessment Outcome:	**DEVELOPABLE**


NE05 - 205 London Road
Location Map
NE05
HI02
N
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

NE06 - Blue Anchor PH, 2 London Road

Site Address:	**Blue Anchor PH, 2 London Road**	HELAA Site Reference:	**NE06**
Ward:	**Nelson**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a single storey building occupied by a bar and takeaway, fronting onto London Road. The site is within the North End District Centre and the immediate surroundings are predominantly commercial and retail. Adjacent buildings are three and four storeys in height. The wider area is residential.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is suitable for residential development, potentially with commercial/retail use on the ground floor. Further storeys could be added to match the adjacent buildings and provide space for residential development.
The site sits within the North End District Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for housing will not conflict with that policy.
The site is within an AQMA.
There is a Listed Building (73-75 Kingston Crescent) nearby to the west.

Availability:

Available - It is assumed the site remains available for development having been promoted by the landowner in the 2019 Call for Sites.

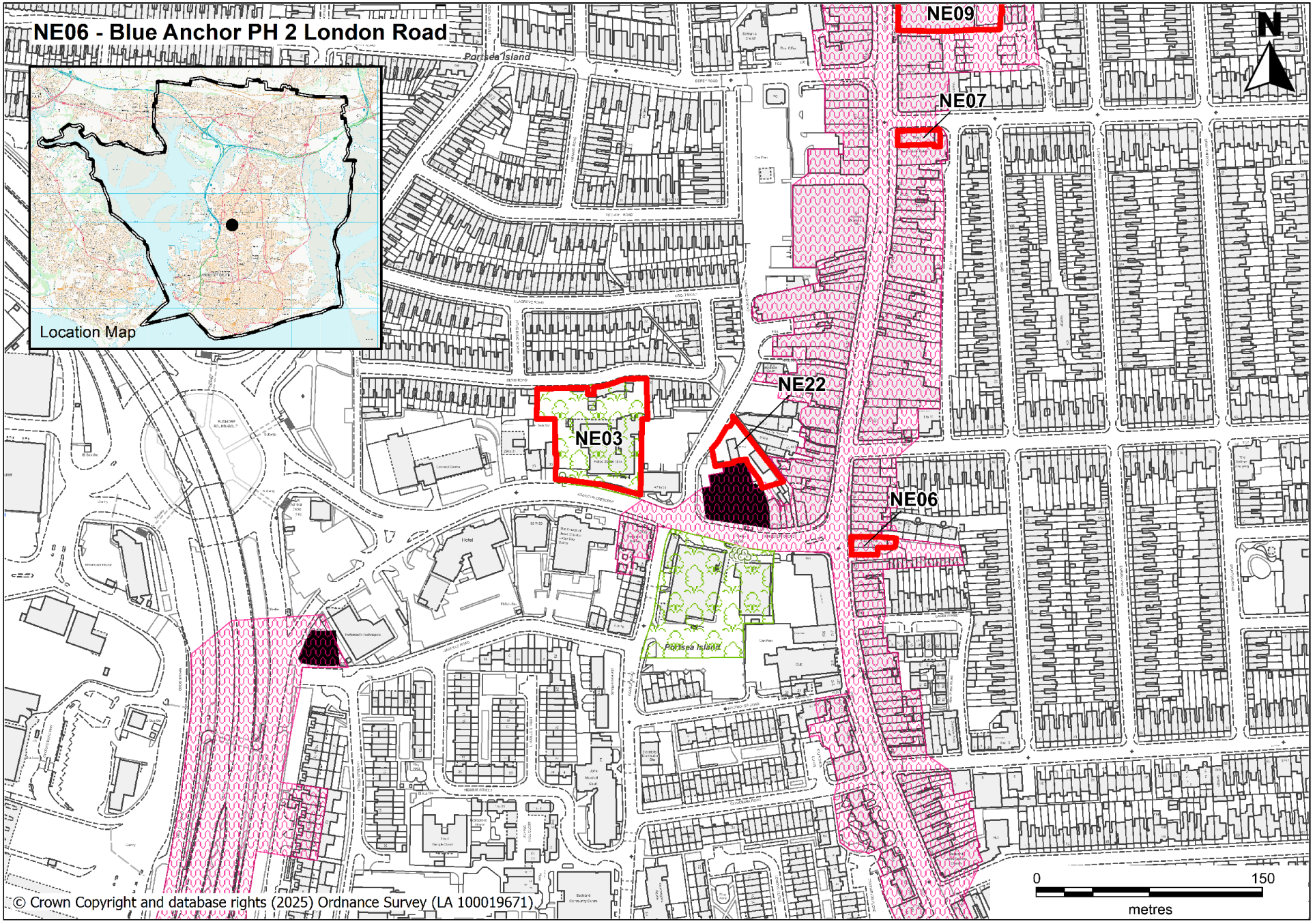
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

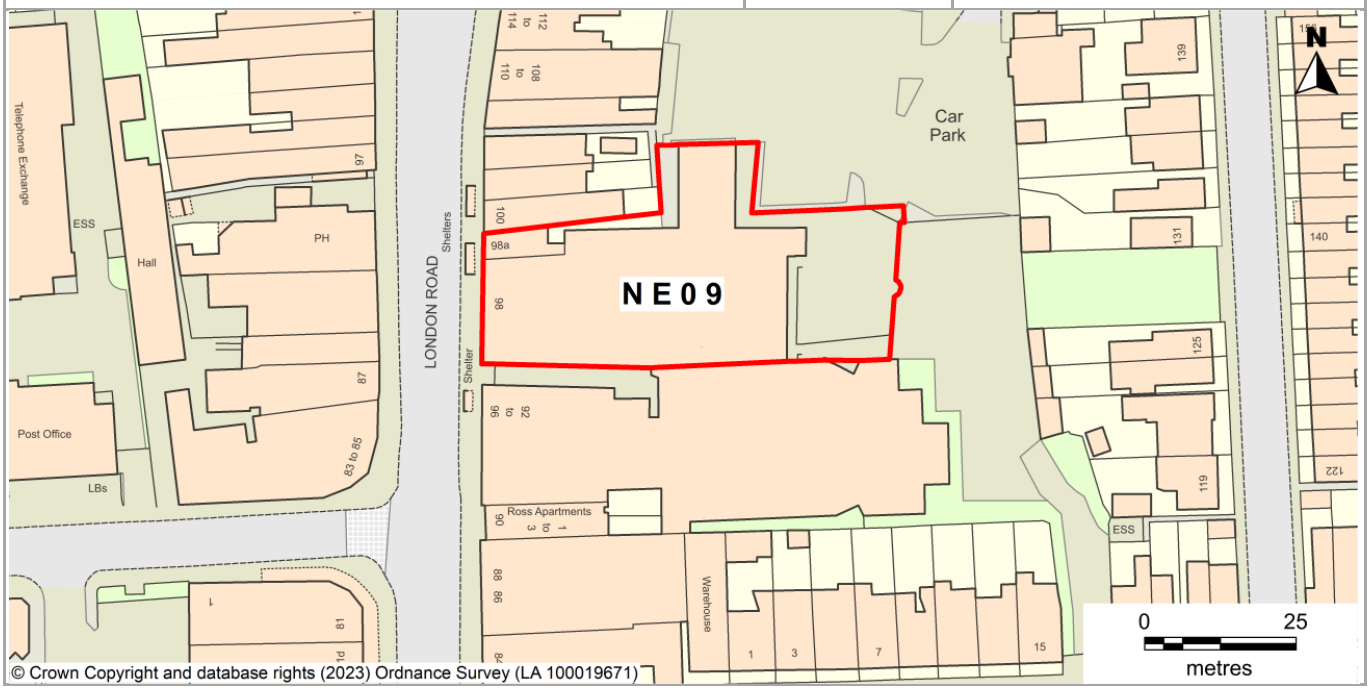
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**6**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.03**
15+ years:	**0**	**0**	Indicative Density (dph):	**200**
Total:	**6**	**0**	Assessment Outcome:	**DEVELOPABLE**


NE06 - Blue Anchor PH 2 London Road
Location Map
NE09
NE07
NE22
NE03
NE06
N
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

NE09 - 98 London Road

Site Address:	**98 London Road**	HELAA Site Reference:	**NE09**
Ward:	**Nelson**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a large two storey building with two retail units on the ground floor fronting onto London Road, and what appears to be a vacant first floor. The site is situated in the North End District Centre. Surrounding buildings are largely commercial on the ground floor with residential above, ranging from one to three storeys. To the rear of the site is a car wash and the Stubbington Avenue Car Park. The wider area is predominantly residential.

Relevant Planning History:

17/00288/OUT - Outline application for mixed use development for construction of five storey building to provide 810sqm (GIA) shops (Class A1), 317sqm (GIA) medical hub (Class D1), along with 4,164sqm (GIA) of nursing, care home and assisted living accommodation (Class C2), with access from Stubbington Avenue, following demolition of existing building (principles of access, appearance, layout and scale to be considered). Application refused 19.10.2017 due to being over-development, poor design and layout, access and parking issues.

21/01652/OUT - Outline application (with all matters reserved) for the construction of part five, part six storey building comprising ground floor retail unit and 65 affordable homes, with associated landscaping, cycle parking and ancillary works (following demolition of existing building). Appeal dismissed 18.09.2023 for reasons of effect on the character and appearance of the area, highway safety, and SPA.

Suitability:

Suitable - The site is suitable for residential development, potentially with commercial uses on the ground floor. One of the main concerns of the dismissed appeal on the site was that the proposed scheme was considered to be overdevelopment and did not respond contextually to the built form along London Road. This can be addressed by reducing the scale of the proposed development, and improving design.

The site sits within the North End District Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for housing will not conflict with that policy.

The site is located within an AQMA.

Availability:

Available - It is assumed the site is available based on previous planning application submission.

Achievability:

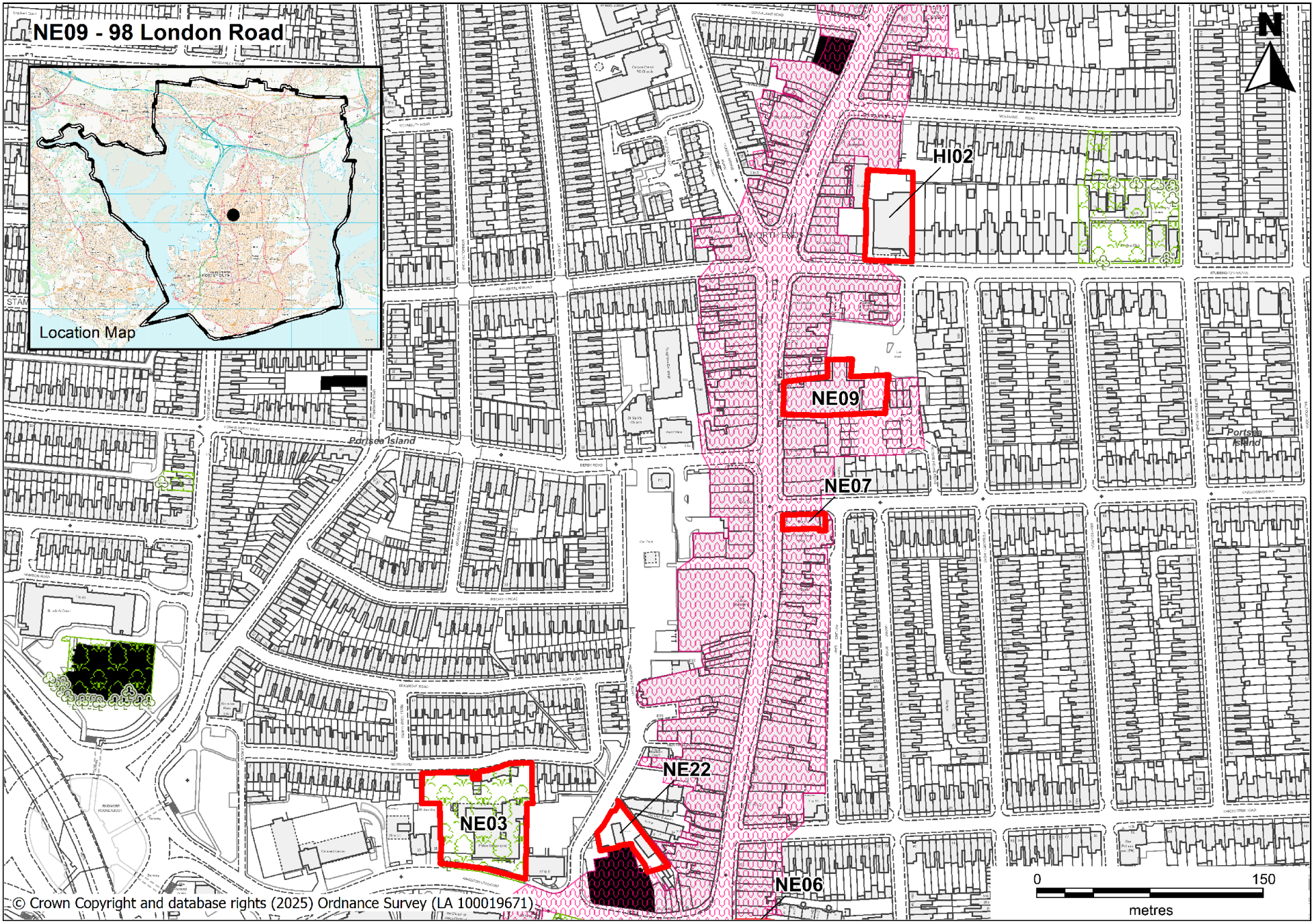
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Planning applications refused or withdrawn**
6-10 years:	**30**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.18**

NE09 - 98 London Road				
15+ years:	**0**	**0**	Indicative Density (dph):	**167**
Total:	**30**	**0**	Assessment Outcome:	**DEVELOPABLE**


NE09 - 98 London Road
Location Map
HI02
NE09
NE07
NE22
NE03
NE06
N
0
150
metres
Portsea Island
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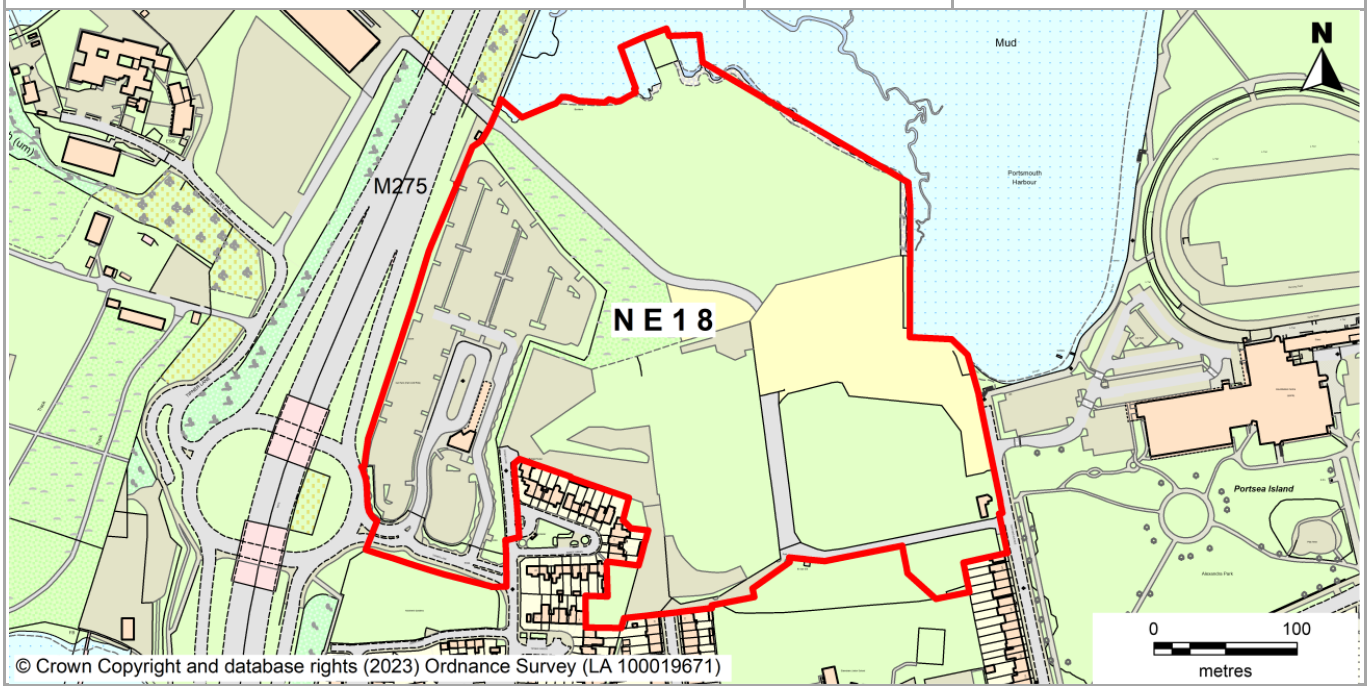
NE18 - Tipner East

Site Address:	**Tipner East**	HELAA Site Reference:	**NE18**
Ward:	**Nelson**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site comprises of two parcels, the western parcel comprises an operational Park & Ride. The eastern part of the site consists of previously developed land, including a former dog racing track. Much of the eastern part of the site has now been cleared, and construction is starting on the area with planning permission. Tipner was divided into two halves in the 1970s by the M275 motorway. Tipner West (NE19) sits to the west of the motorway, this site sits to the east.

The site is bounded by the Tipner Lake to the north, the M275 to the west, The Mountbatten Centre and Alexandra Park to the east of the site, and residential uses and the Stamshaw Junior School to the south. The site is approximately 2 miles to the north of the City Centre and is a prominent feature on the main entrance to Portsmouth when viewed from the M275 southbound.

Relevant Planning History:

10/00849/OUT - Detailed application for land remediation and raising including thermal desorption. Outline application for up to 518 dwellings, CHP plant, sea wall, coastal path. Main access from Twyford Ave. (Access, layout and scale to be considered). Consent granted 30.03.2012. Whilst the remediation element of this application remains relevant, the residential element has been superseded by subsequent applications.

22/01292/FUL - Detailed planning application for the redevelopment of the site to provide 835 residential units of 1, 2, 3 and 4 bed units across a number of buildings of between 2 and 11 storeys, to include some ground floor commercial (use class E) and community uses (use class F1 and F2), within blocks, E, F, J and K. With vehicular access from Twyford Avenue, and pedestrian, cycle and emergency access to and from the Park and Ride. To include landscaping, sea wall, improvements to the ecological barge, new coastal path, cycle lane, car parking and services, and other associated works. Consent granted 16.05.2024. There have been various applications made to discharge conditions relating to this permission.

21/01357/FUL - Construction of 221 dwellings, new accesses onto Tipner Lane and Twyford Avenue, internal access roads & 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. Resolution to grant planning permission 12.07.2023.

24/01087/PAMOD - Modification of legal agreement associated with planning permission 22/01292/FUL, in relation to affordable housing. Approved 23.01.2025.

NE18 - Tipner East

Suitability:

Suitable - The site forms a strategic site in the emerging PLP in PLP4: Tipner East, proposed for housing development. The site is an adopted strategic site alongside Tipner West (NE19) in the Portsmouth Plan (2012) for 1,250 homes and 25,000sqm of employment floorspace (PCS1).

The site is in an Opportunity Area for Tall Buildings as identified in PLP1: Design.

Part of the site has planning permission and has commenced works, the other part has resolution to grant planning permission.

The site is located in close proximity to several strategic highways including the M275 (west), M27 (north), and A3 (east). The site also offers good access into and across the City via sustainable transport methods (including The Hard Interchange / Gunwharf, the City Centre, and Southsea) via the Park & Ride.

The majority of Tipner East is located in Flood Zone 1, with areas of the northern half of the site, namely around and south of the western access road and north-eastern corner of the site are located within Flood Zones 2 and 3.

Small areas around the northern boundary are within areas of flooding that are 3.3% or greater AEP. Development of these areas should preferably be avoided, and mitigation will be needed if development is to be located in any of those areas.

The site adjoins to the Portsmouth Harbour designated SPA, SSSI, and Ramsar sites which are adjacent to the north of the site. The northernmost point of the site is located within the Portsmouth Harbour SPA and is identified as a Secondary Support Area in the Solent Waders and Brent Goose Strategy. An area measuring 1.4ha in the southern portion of the site is identified as a Candidate Site. An additional Candidate Site is located immediately south of the site, outside the site boundary.

The site has a history of polluting uses, therefore issues of contamination at the site should be considered.

Planning applications for the site have been able to overcome the above constraints.

Availability:

Available - The landowner has confirmed the site is available for development.

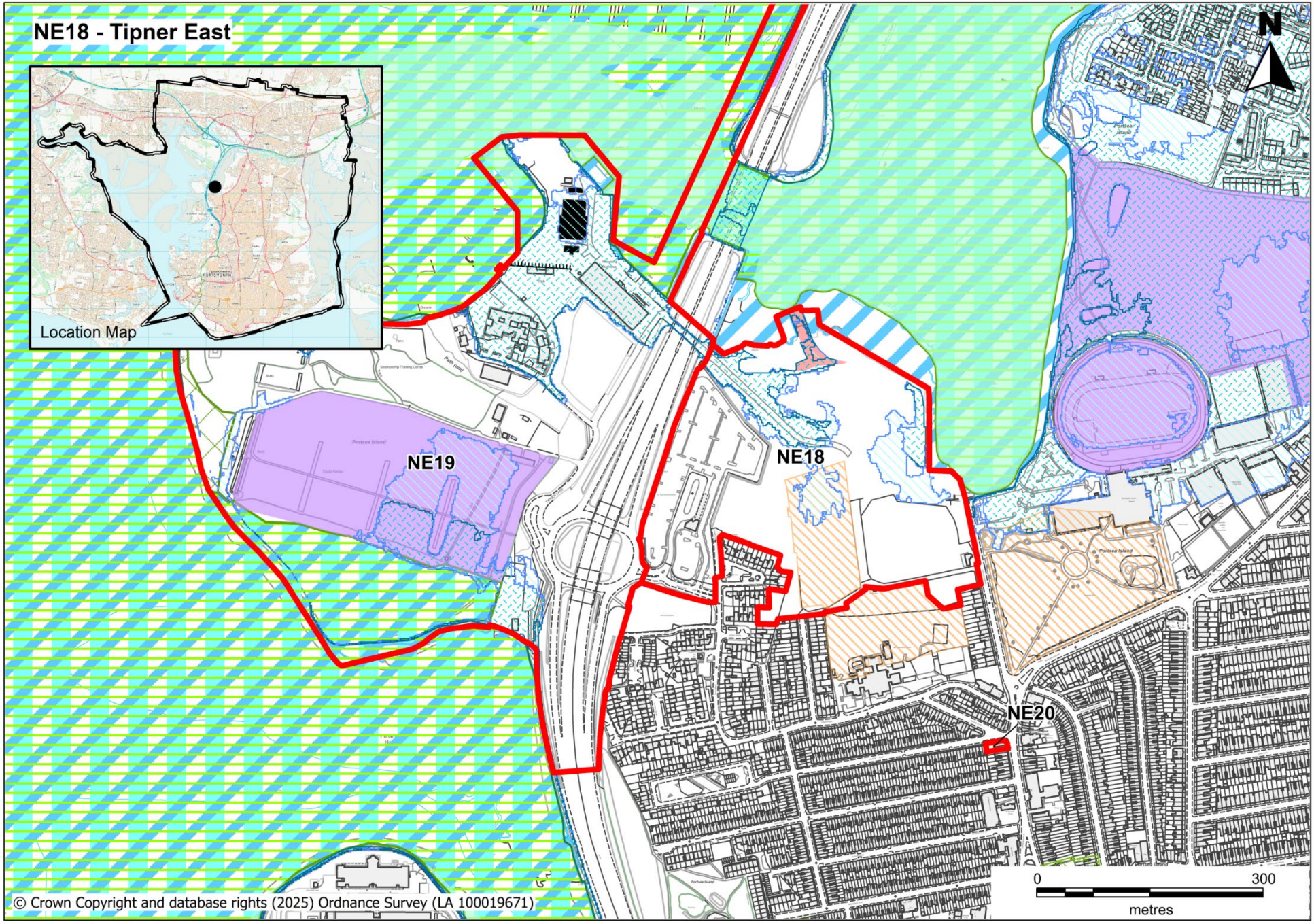
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

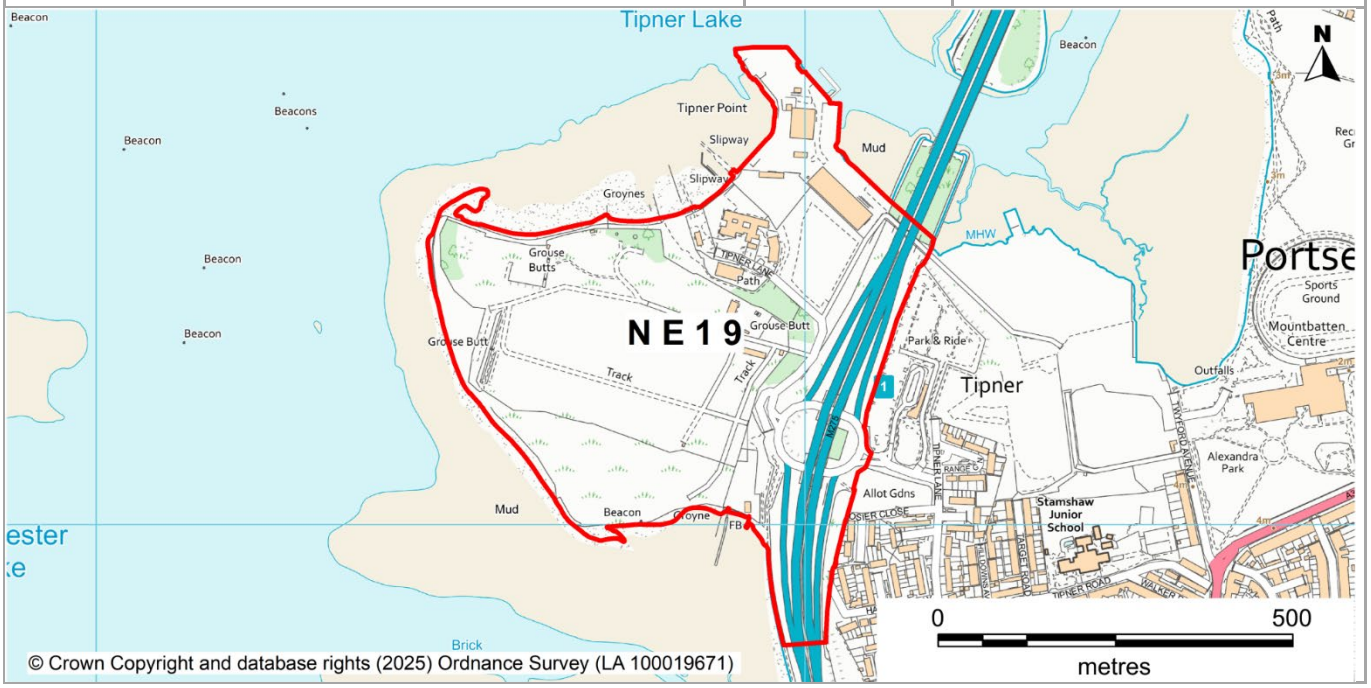
Deliverable - There is a reasonable prospect the site will be developed for residential use in years 0-5, 6-10, and 11-15.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**210**	**0**	Site Source:	**Existing housing and economic development allocation**
6-10 years:	**533**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**313**	**0**	Gross Site Area (Ha):	**12.13**
15+ years:	**0**	**0**	Indicative Density (dph):	**87**
Total:	**1,056**	**0**	Assessment Outcome:	**DELIVERABLE**


NE18 - Tipner East
Location Map
NE19
NE18
NE20
N
0
300
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

NE19 - Tipner West

Site Address:	**Tipner West**	HELAA Site Reference:	**NE19**
Ward:	**Nelson**	HELAA Category:	**Mixed use**



Description of the existing site and its surroundings:

The site consists of the former MoD firing range, a former scrapyard, waste and recycling facility, sailing clubs, a Special Education Needs (SEN) school (The Harbour School), a boating training centre and an area in temporary use as a lorry/freight park for the Port. The eastern part of the site includes Junction 1 of the M275 motorway. The site features Listed Buildings historically used for the storing of gunpowder and munitions.

Tipner was divided into two halves in the 1970s when the M275 motorway was built. This site includes land to the west of the M275, while Tipner East (NE18) sits to the east of the motorway. Tipner East includes the Portsmouth Park and Ride, and further to the east is Alexandra Park and the Mountbatten Centre area of open space. To the south-east of the site is the residential area of Stamshaw. Tipner Lake, Portchester Lake, and Brick Kiln Lake surround the site to the north, west and south, all part of the wider Portsmouth Harbour.

Relevant Planning History:

No relevant planning applications in the last five years.

NE19 - Tipner West

Suitability:

Suitable - The site forms a strategic site in the emerging PLP in PLP3: Tipner West. Part of the site is an adopted strategic site alongside Tipner East (NE18) in the Portsmouth Plan (2012) for 1,250 homes and 25,000 sqm of employment floorspace (PCS1).

The site is in an Opportunity Area for Tall Buildings as identified in PLP1: Design.

The site is considered to have good accessibility by motorised vehicles as it is located in close proximity to several strategic highways including the M275 (west), M27 (north), and A3 (east). The site also offers good access into and across the City via sustainable transport methods (including The Hard Interchange / Gunwharf, the City Centre, and Southsea) via the Park and Ride located to the east at Tipner East.

Whilst the majority of the site is within Flood Zone 1, there are also areas within Flood Zones 2 and 3. Flood risk at the site is a key issue which will need to be taken into account for any development, as the existing coastal defences at Tipner West are in poor condition.

Small areas around the northern and southern parts of the site, and along all the boundaries with water are within areas of flooding that are 3.3% or greater AEP. Development of these areas should preferably be avoided, and mitigation will be needed if development is to be located in any of those areas.

A portion of the south west of the site is within the SPA, Ramsar, and SSSI, with the area immediately north of this (roughly in the centre of the site) being a primary support area for Solent Waders and Brent Geese.

There is an area of SINC along the western edge of the site.

Any development of the site will need to avoid impacts on any nature conservation designations where possible, and provide any necessary mitigation.

The site features four Listed Buildings including the south west section of boundary wall to Tipner Magazine (Grade II Listed); building immediately south of former powder magazines at Tipner Magazine (Grade II Listed); two former powder magazines at Tipner Magazine (Grade II Listed); and building immediately north of former powder magazines at Tipner Magazine (Grade II Listed).

There is a Scheduled Monument nearby to the north of the site. This consists of the Horsea Island D-Day Landing Craft Maintenance Site.

Heritage assets will need to be taken into account in the design of any new development.

The site has historical use as a breaker's yard for ships, boats and submarines that had come to the end of their lives and more recent use as a firing range. Issues of contamination at the site (lead and other chemicals from munitions, oil, and other hydrocarbons, as well as deposits from other metals and asbestos, and leakage of contaminants into the seawater and mud of Portsmouth Harbour) due to previous use of the land should be considered when developing the site.

Availability:

Available - The landowner has confirmed the site is available for development.

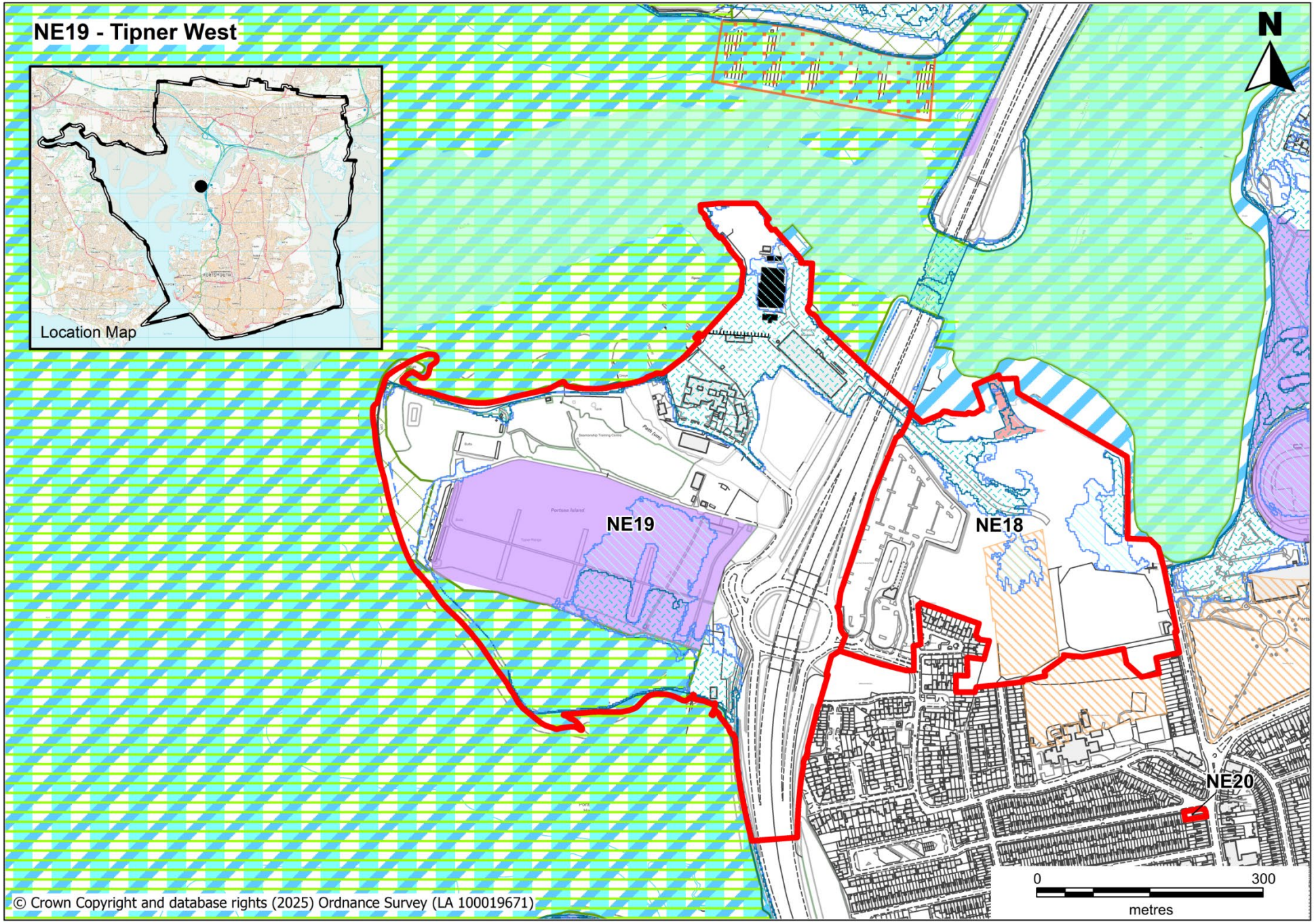
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

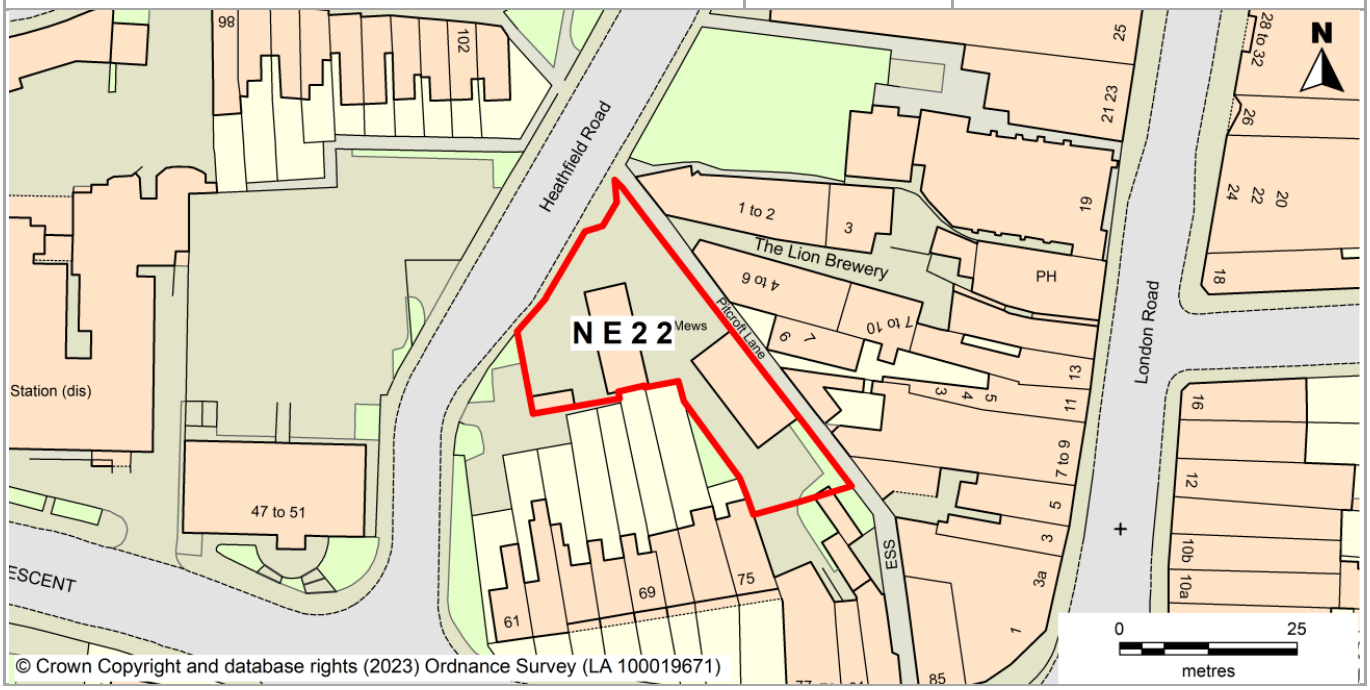
Developable - There is reasonable prospect the site will be developed in years 6-10 and 11-15.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Existing housing and economic development allocation**
6-10 years:	**400**	**10,000**	Brownfield/Greenfield:	**Brownfield/Greenfield**
11-15 years:	**600**	**15,000**	Gross Site Area (Ha):	**29.39**
15+ years:	**0**	**0**	Indicative Density (dph):	**34**
Total:	**1,000**	**25,000**	Assessment Outcome:	**DEVELOPABLE**


NE19 - Tipner West
Location Map
N
NE19
NE18
NE20
0
300
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

NE22 - Land at Heathfield Road

Site Address:	**Land at Heathfield Road**	HELAA Site Reference:	**NE22**
Ward:	**Nelson**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a single storey car repair garage and associated parking. It is located within the North End District Centre where there is a mix of commercial, community, and residential uses. The wider area is predominantly residential. Opposite the site to the north west is a car park and some office buildings of up to four storeys in height.

Relevant Planning History:

16/00580/OUT - Outline application for construction of part single, 3 and 4 storey building to form halls of residence (within C1 Class) for students comprising 56 self-contained study bedrooms and two shops (Class A1) units, following demolition of workshop and garages (principles of appearance, layout and scale to be considered). Application refused 03.08.2016 based on sustainability, existing townscape and overlooking, as well as lack of a legal agreement.

There was a pre-application submission in 2023.

Suitability:

Suitable - The site is suitable for residential development, being in a suitable location in an area with a mix of uses.

Concerns raised with the previous planning application should be considered but are likely to be possible to overcome with an appropriately-designed scheme.

The site sits within the North End District Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for housing will not conflict with that policy.

There is a Listed Building (65-67-69-71 Kingston Crescent) immediately to the south of the site, the design of any new development will need to take this into account.

A very small part of the site is within an AQMA, which is located mostly to the south and east of the site.

Availability:

Available - The site is assumed to be available based on previous planning application and pre-application activity.

Achievability:

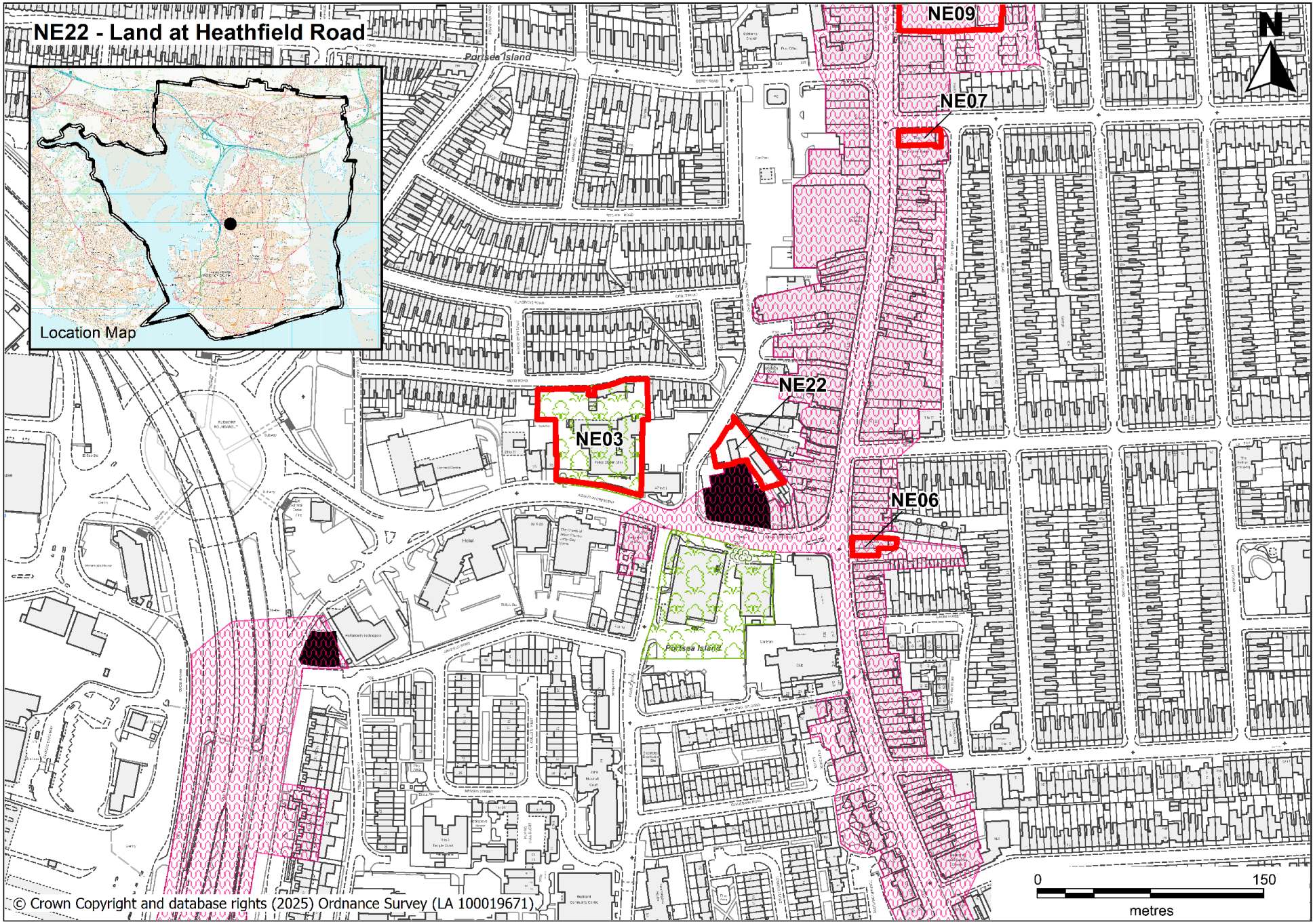
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Planning applications refused or withdrawn**
6-10 years:	**18**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.08**
15+ years:	**0**	**0**	Indicative Density (dph):	**225**

NE22 - Land at Heathfield Road				
Total:	**18**	**0**	Assessment Outcome:	**DEVELOPABLE**


NE22 - Land at Heathfield Road
Location Map
NE09
NE07
NE22
NE03
NE06
Portsea Island
N
0
150
metres
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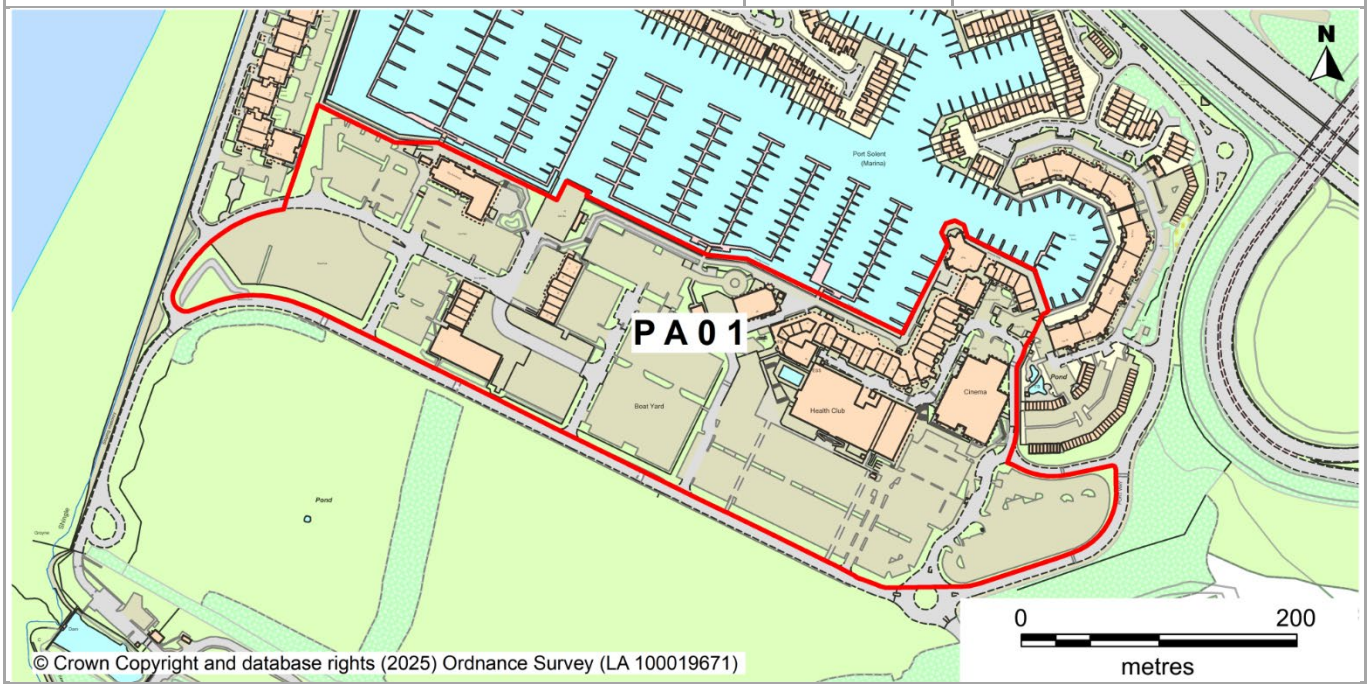
PA01 - Port Solent

Site Address:	**Port Solent**	HELAA Site Reference:	**PA01**
Ward:	**Paulsgrove**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

This site consists of a 1980s marina and residential development. The site includes uses for boat building and repairs, gym, retail and leisure and car parking. To the south east of the site is a former landfill site at Horsea Island East which is potentially to be used for open space. The M27 and M275 are to the north/north east of the site, on the other side of which are industrial areas, and large retail units. Paulsgrove Lake lies to the west of the site. There is open space on site, and a diving school to the south.

Relevant Planning History:

No relevant planning applications over the last five years.

Suitability:

Suitable - The site forms a site allocation in the emerging PLP in PLP11: Port Solent, proposed for housing development.
The site is allocated in the adopted Portsmouth Plan (2012) for approximately 500 new homes (policy PS2).
The Hampshire Minerals and Waste Plan - policy 15 Minerals and Waste Consultation Area (brick clay) covers the eastern edge of the site.
Whilst the site itself is in Flood Zone 1, the marina immediately to the north of the site is in Flood Zones 2 and 3.
Adjacent to the west of the site is the Portsmouth Harbour SPA, Ramsar and SSSI. Adjacent to the south is a Core Area for Solent Waders and Brent Geese, and to the south east is a Primary Support Area.
There is potentially contamination at the site from historic landfill which would need to be investigated as part of any new development.
There is currently a shortfall in foul water capacity to serve the site, new capacity would need to be created in order to resolve this.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development, and the holder of a long term lease over the site has also confirmed the site is available for development.

Achievability:

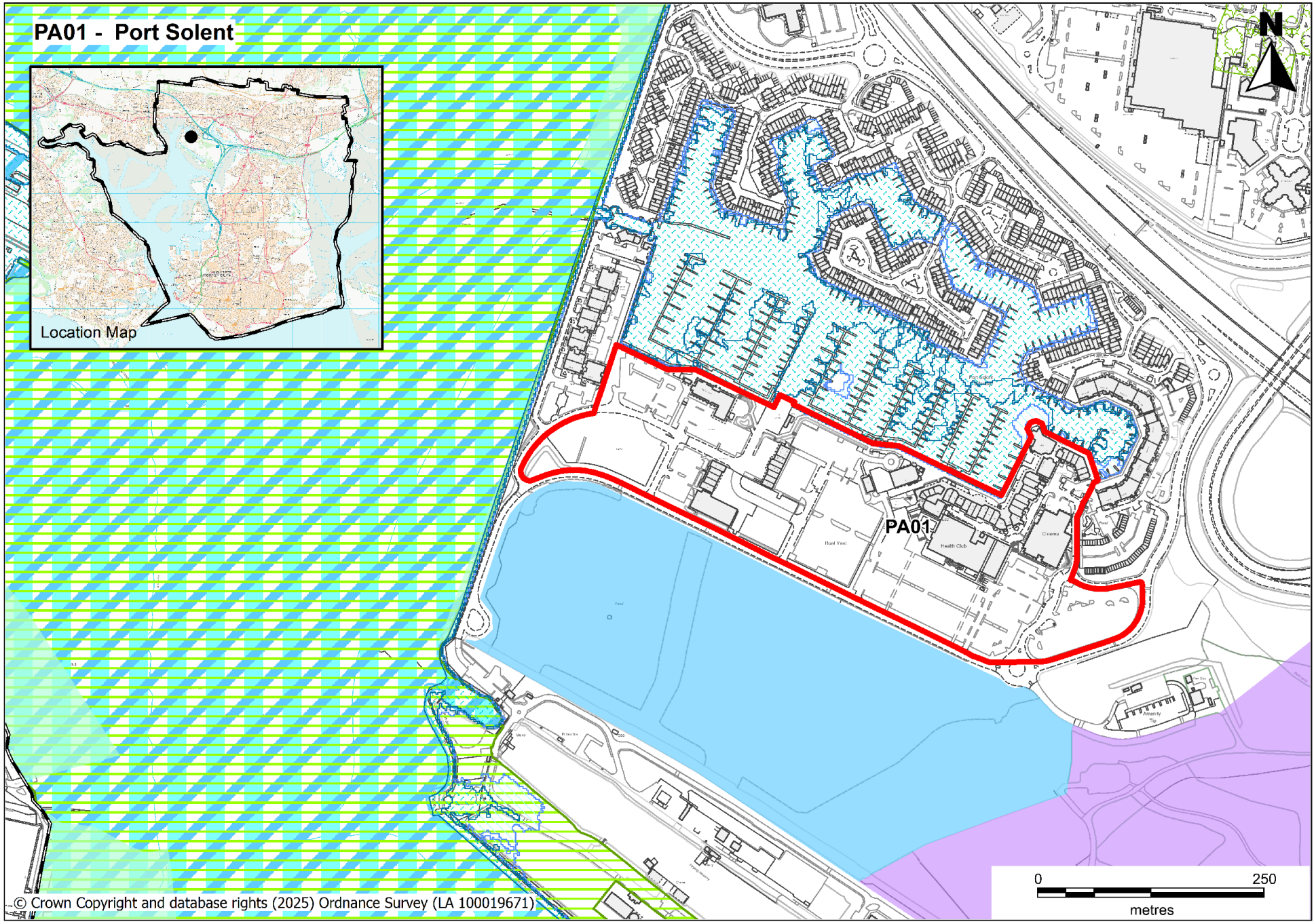
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed in years 6-10, and 11-15. There is the potential for further development (over and above the 500 dwellings) to come forward in years 15+.

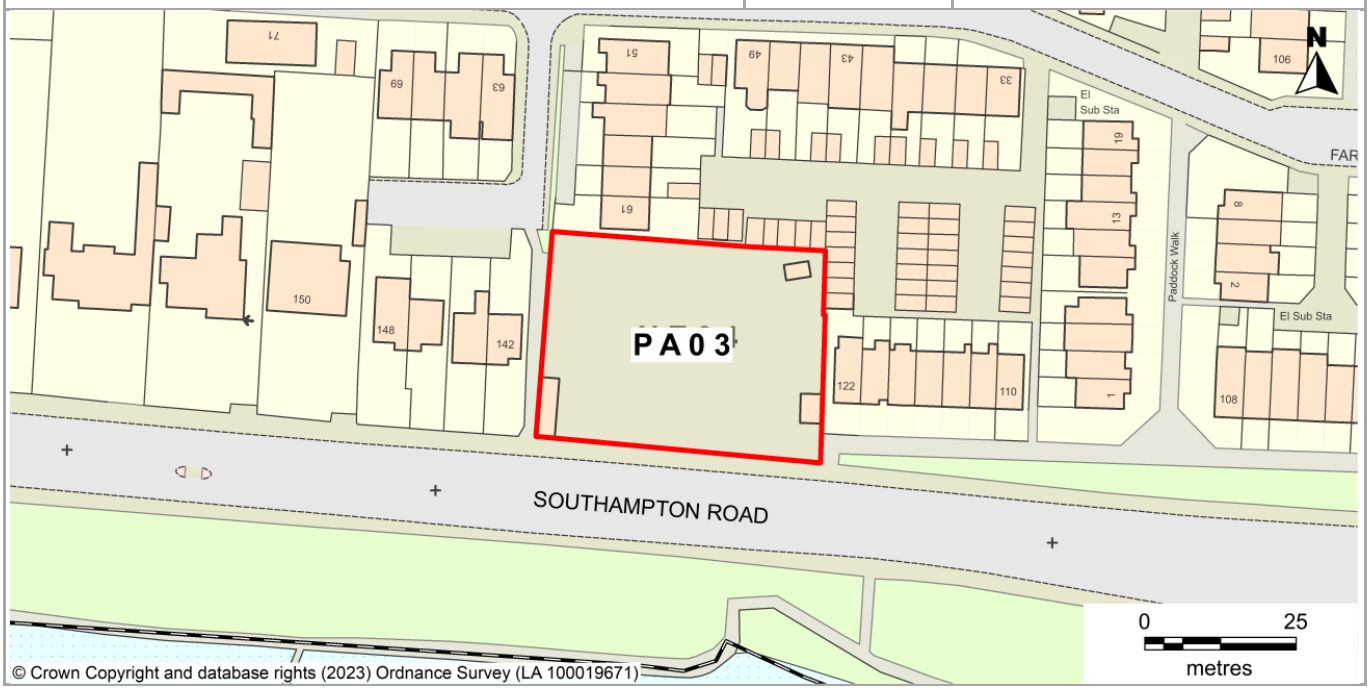
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**250**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**250**	**0**	Gross Site Area (Ha):	**10.50**
15+ years:	**400**	**0**	Indicative Density (dph):	**86**

PA01 - Port Solent				
Total:	**900**	**0**	Assessment Outcome:	**DEVELOPABLE**


PA01 - Port Solent
Location Map
PA01
N
0
250
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

PA03 - 140 Southampton Road

Site Address:	**140 Southampton Road**	HELAA Site Reference:	**PA03**
Ward:	**Paulsgrove**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a vacant plot, having formerly been a petrol station. Residential development surrounds the site to the north, west, and east, with Paulsgrove Lake extending to the south.

Relevant Planning History:

10/00979/OUT - Outline application for construction of part 3/4 storey building for 48-bedspace nursing home (Class C2) including raising of existing ground level by up to 800mm (access, appearance, layout and scale to be considered) (Scheme 2). Appeal dismissed 06.03.2012.

13/01472/REM - Application for the approval of reserved matters in respect of landscaping for the construction of part 3/4 storey building for 48-bedspace nursing home (Class C2) including raising of existing ground level by up to 800mm pursuant to outline permission 10/00543/OUT. Consent granted 11.04.2014.

18/00834/OUT - Outline application for construction of five-storey building (with additional basement level) comprising 37 retirement flats, with associated parking and access onto Southampton Road (principles of layout, scale and access to be considered. Application withdrawn 21.12.2018.

10/00543/OUT - Outline application for construction of part 3/4 storey building for 48-bedspace nursing home (Class C2) including raising of existing ground level by up to 800mm (principles of access, appearance, layout and scale to be considered). Appeal allowed 09.03.2021.

21/00504/OUT - Outline application for the construction of five storey building comprising up to 34 sheltered housing apartments, to include provision of basement car park (principle of access to be considered). Refused 13.07.2021 due to over development, lack of amenity space, and potential impacts on neighbouring residents.

23/00514/OUT - Outline application for the construction of a four storey building comprising up to 27 sheltered housing apartments (principle of access to be considered). Refused 07.11.2024 due to failure to provide communal rooms, and inadequate parking.

Suitability:

Suitable - The site is suitable for residential development, in part demonstrated by permission having been granted in 2021 for a nursing home. The location in a residential area which also lends itself to further residential development.

Most of the site is within Flood Zone 2, and a tiny part is in Flood Zone 3, but this issue has been overcome in recent planning applications.

The lake to the south of the site is SPA, Ramsar and SSSI. There is a secondary support area for Brent Geese and Solent Waders nearby.

Potential contamination from previous use as a petrol station will need to be investigated.

Availability:

Available - The landowner has confirmed the site is available for development.

Achievability:

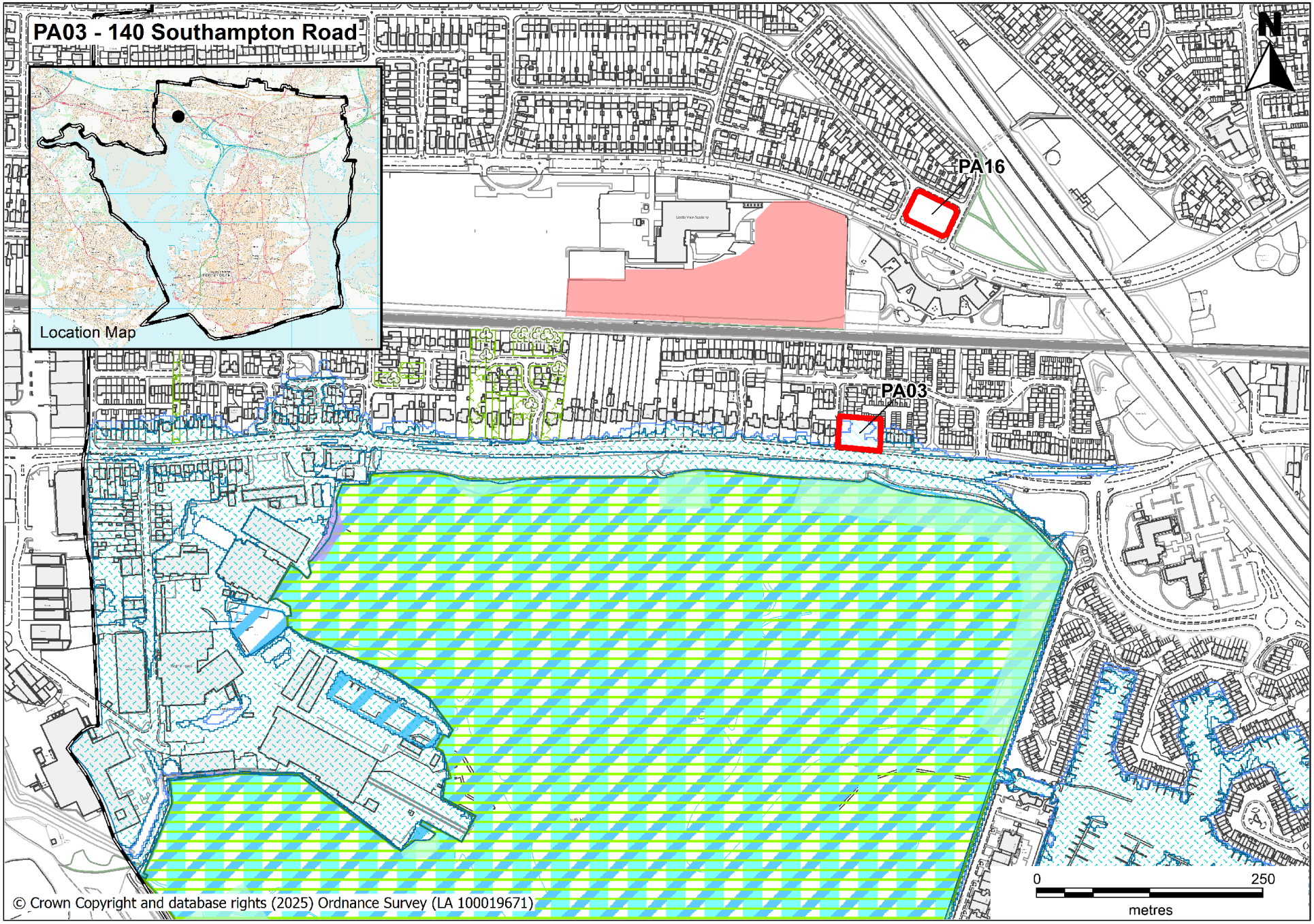
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10

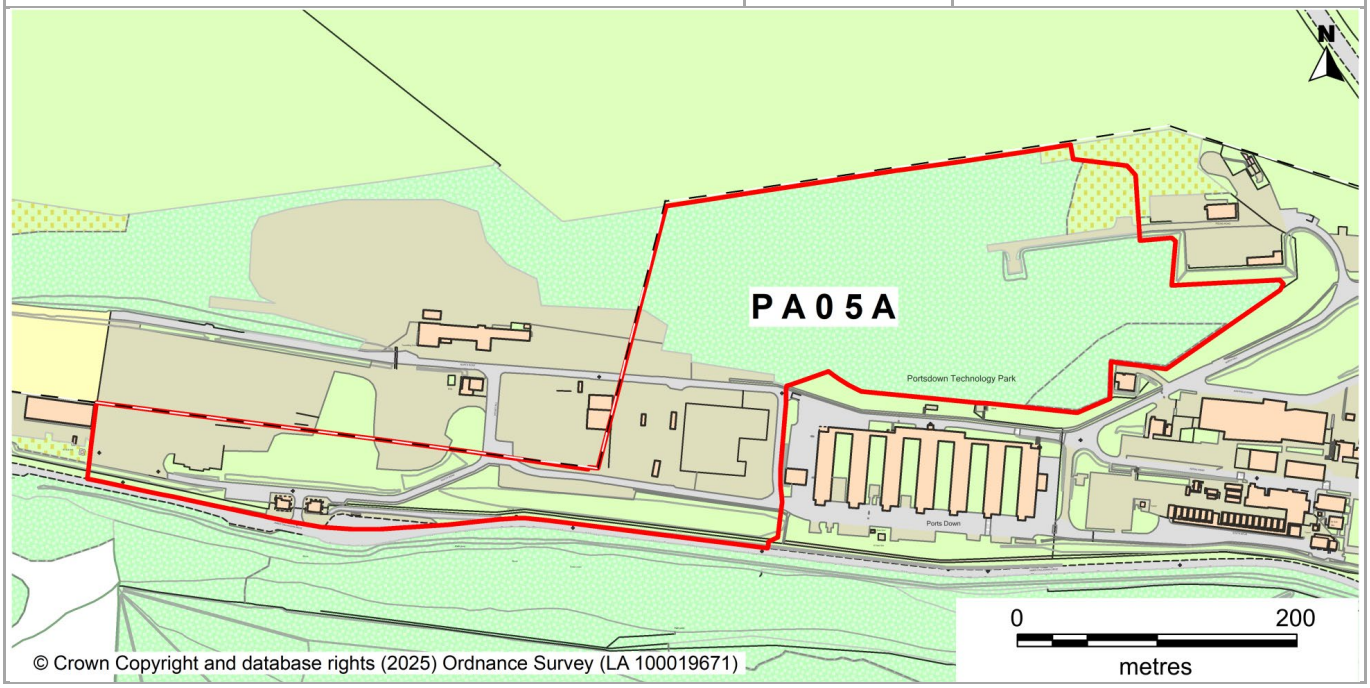
PA03 - 140 Southampton Road

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Planning applications refused or withdrawn**
6-10 years:	**20**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.16**
15+ years:	**0**	**0**	Indicative Density (dph):	**125**
Total:	**20**	**0**	Assessment Outcome:	**DEVELOPABLE**


PA03 - 140 Southampton Road
Location Map
PA16
PA03
N
0
250
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

PA05A - Land West of Portsdown Technology Park

Site Address:	**Land West of Portsdown Technology Park**	HELAA Site Reference:	**PA05A**
Ward:	**Paulsgrove**	HELAA Category:	**Employment**



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Description of the existing site and its surroundings:

The site forms part of the former Ministry of Defence Portsdown Main site, a 1930s art-deco building which closed in 1997 and was demolished in 2011. The site consists of vacant brownfield land featuring a mix of demolished and derelict buildings. It is situated on the ridge of Portsdown Hill, an extensive chalk escarpment which forms a linear hill to the north of the City.

The majority of the site's former buildings were situated on the southern and western half of the site, broadly on the ridge of the hill, with the north-eastern slopes largely undeveloped and in agricultural use. The developable area of the site is accessed off North Hill, and the wider site is also accessed off James Callaghan Drive. Part of the site - land bounded by North Road (north), The Circus (west), South Road (south) and Link Road (east) is currently utilised for storage use. The far western corner of the site has recently been developed for research and development offices and headquarters (CTS Europe).

To the east and south-east, the site is bordered by the internal road network (North Hill and North Road) and fencing which separates the site from Portsdown Technology Park (Ministry of Defence/QinetiQ Technology Business Park). The adjacent land at Portsdown Technology Park is comprised of various occupiers including research and development facilities (QinetiQ) and maritime systems facilities (BAE Systems Maritime Integration and Support Centre).

Beyond the site boundaries, the site is bound to the west by Fort Southwick, a Scheduled Monument and Grade I Listed Building previously owned and used by the Ministry of Defence. The site of the fort contains a car dealership and parking for an NHS Park and Ride service. South of the fort is the DVSA Portsmouth Driving Test Centre. To the north is open agricultural land and to the south are the undeveloped southern slopes of Portsdown Hill (SSSI) with views into the South Downs National Park. Beyond the slopes of Portsdown Hill is a large expanse of established residential development. The wider site is partly within the administrative boundary of Winchester City Council, but only the part within Portsmouth City is included within the HELAA site boundary.

Relevant Planning History:

No relevant planning applications over the last five years.

Suitability:

Suitable - The site forms a site allocation in the emerging PLP in PLP10: Land West of Portsdown Technology Park. The site is cleared brownfield land in an established employment area. The site has potential for new employment development but is not suitable for residential or other non-employment uses.

The nearest District Centre is at Cosham at the bottom of Portsdown Hill, 2.9 km away, which is also the location of Cosham Station, the nearest railway station. The nearest bus stop is 2.15km away on the A3, offering a bus service every 30 minutes to Waterlooville, Havant, Leigh Park, Stamshaw, Commercial Road and The Hard Interchange. The A3 is 2.72 km away. Access to the site is considered to be more accessible by motorised transport due to a lack of nearby public transport. If the site was to be redeveloped, it is possible that proposals would consider a new, more direct access to the site from James Callaghan Drive (to the south of the site) or via the private internal road North Hill (to the east/south-east, via the B2177).

The site is on the ridge of Portsdown Hill, Portsdown Hill SSSI lies close by to the south.

The Grade I Listed Building and Scheduled Monument (Fort Southwick) and the Fort Southwick Ramparts SINC are close by to the west.

Availability:

Available - The landowner has confirmed the site is available for development.

Achievability:

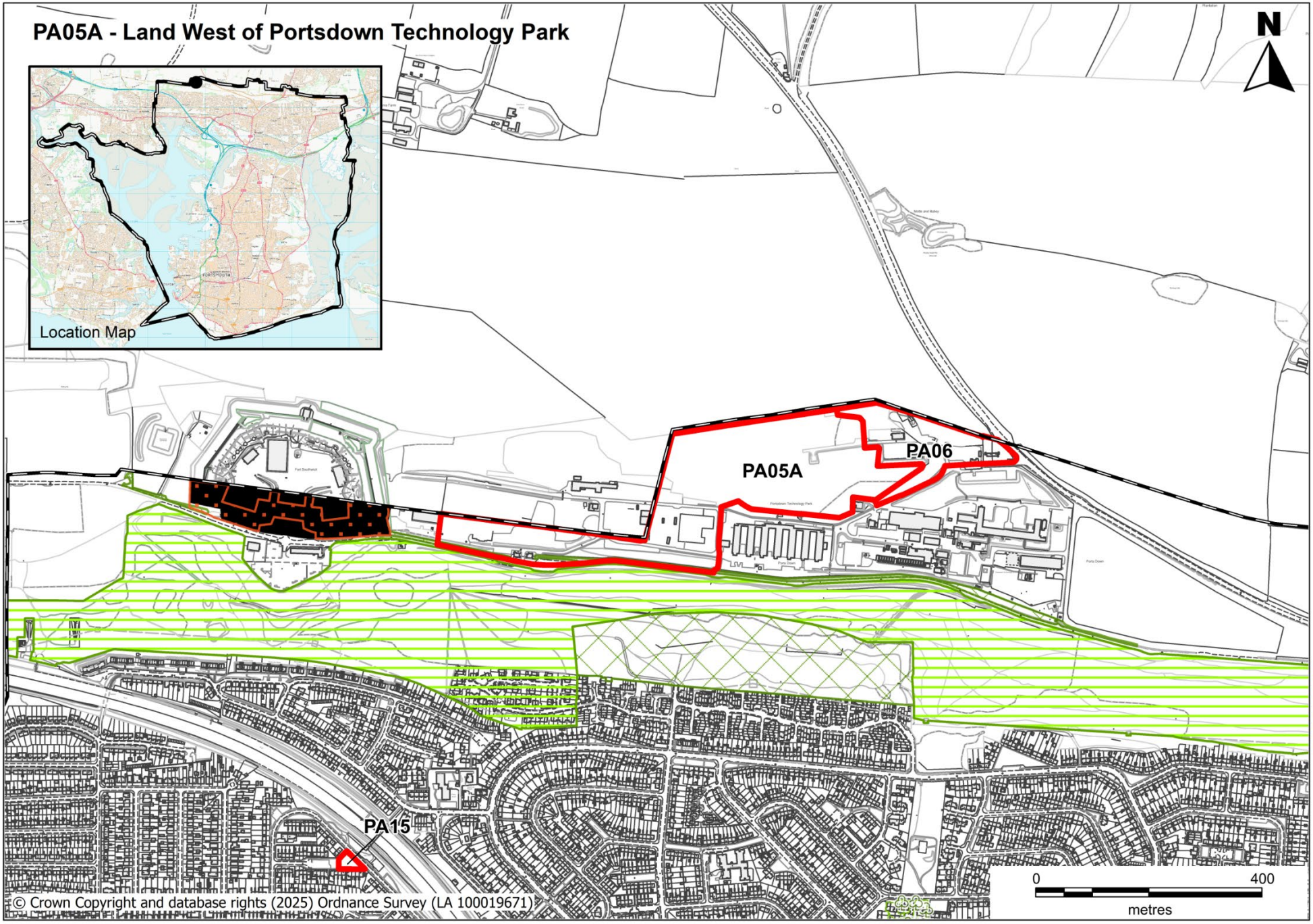
Achievable - There are no reasons to indicate that the site is not achievable.

PA05A - Land West of Portsdown Technology Park

Future development potential of site:

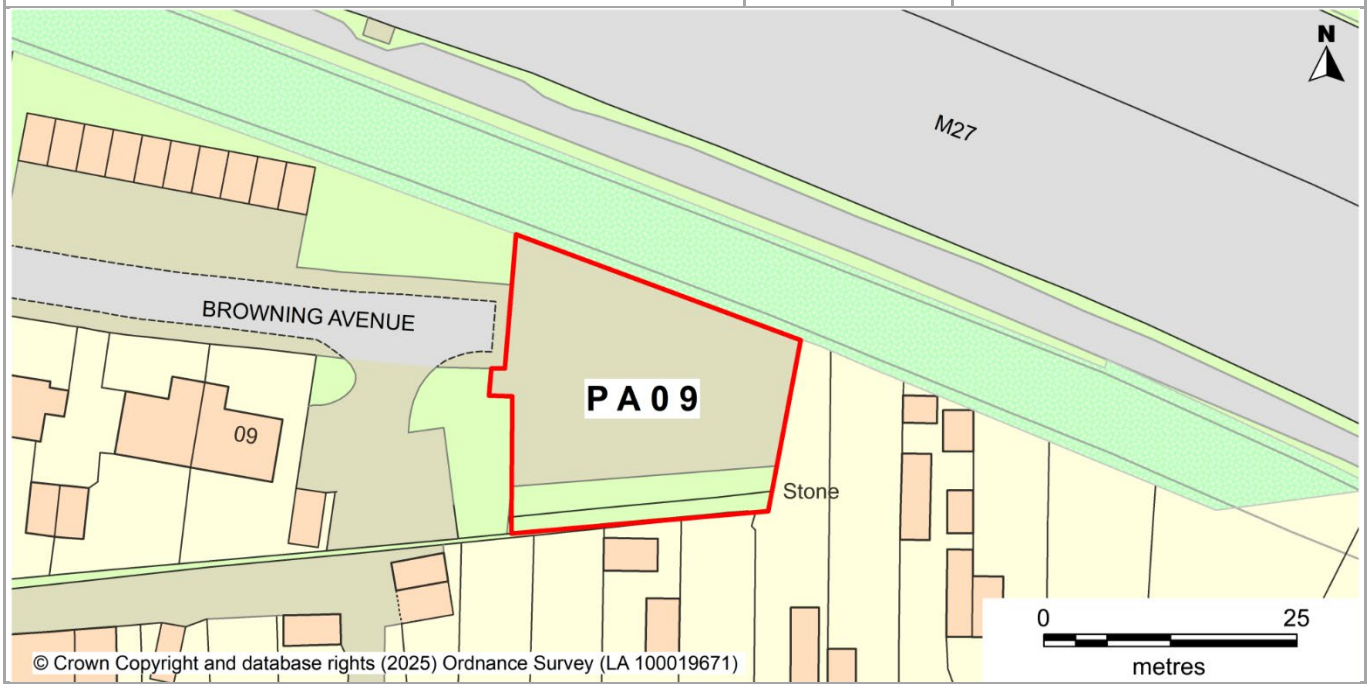
Deliverable - There is a reasonable prospect the site will be developed for employment use in years 0-5.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**12,500**	Site Source:	**HELAA 2021**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**9.43**
15+ years:	**0**	**0**	Indicative Density (dph):	**N/A**
Total:	**0**	**12,500**	Assessment Outcome:	**DELIVERABLE**


PA05A - Land West of Portsdown Technology Park
Location Map
N
PA05A
PA06
PA15
0
400
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

PA09 - Land at the end of Browning Avenue

Site Address:	**Land at the end of Browning Avenue**	HELAA Site Reference:	**PA09**
Ward:	**Paulsgrove**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is an existing play park serving the surrounding housing. Housing is located to the south, east and west of the site, with the M27 sitting to the north.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Unsuitable - The site is an existing play park serving the local area, loss of this facility is unlikely to be supported.
There is a SSSI to the north of the site, beyond housing on the other side of the M27.

Availability:

Available - The landowner has confirmed the site is available for development.

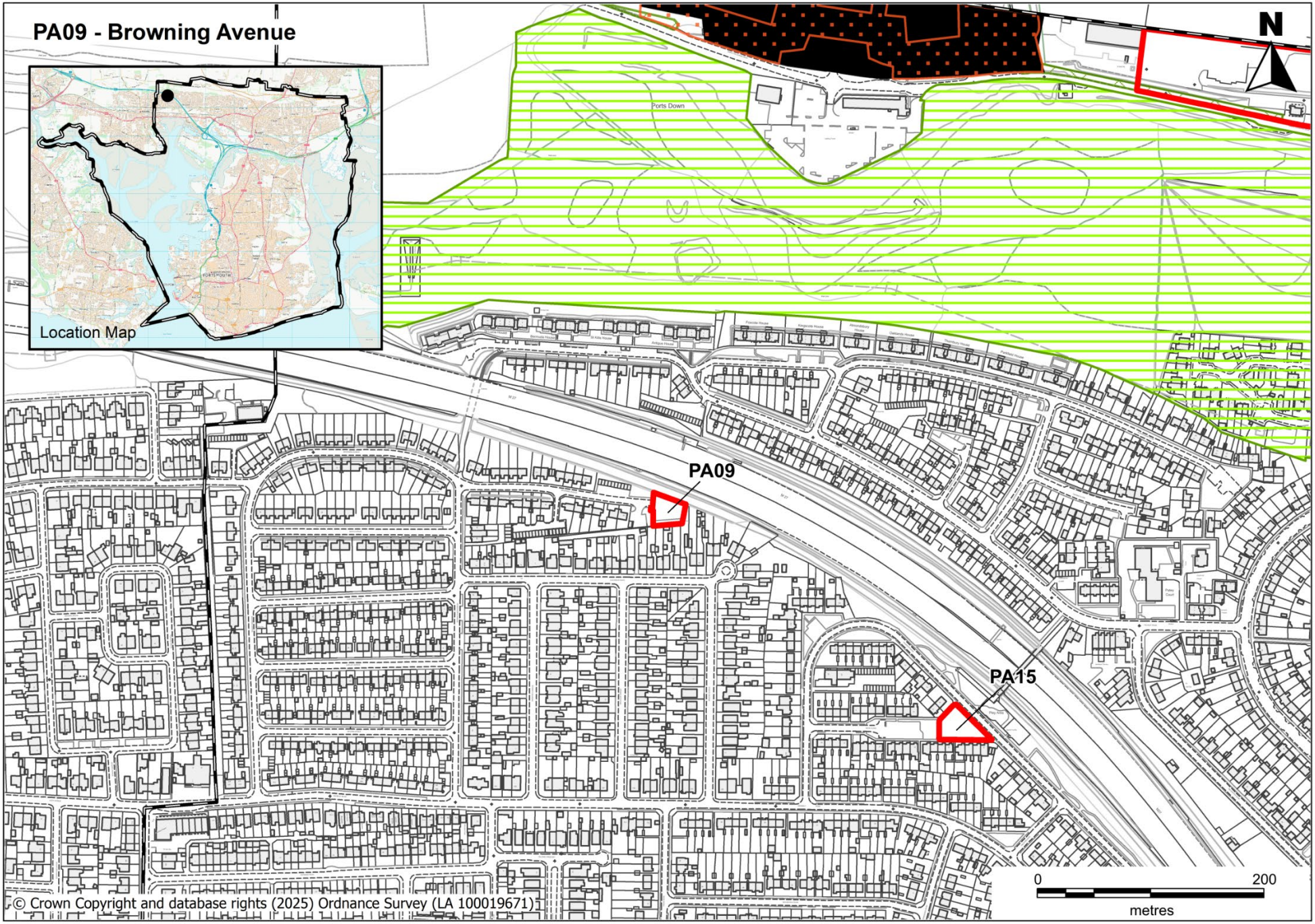
Achievability:

Unachievable - The development of the site could only take place if the play park could be re-provided elsewhere. No information has been provided to suggest this can take place.

Future development potential of site:

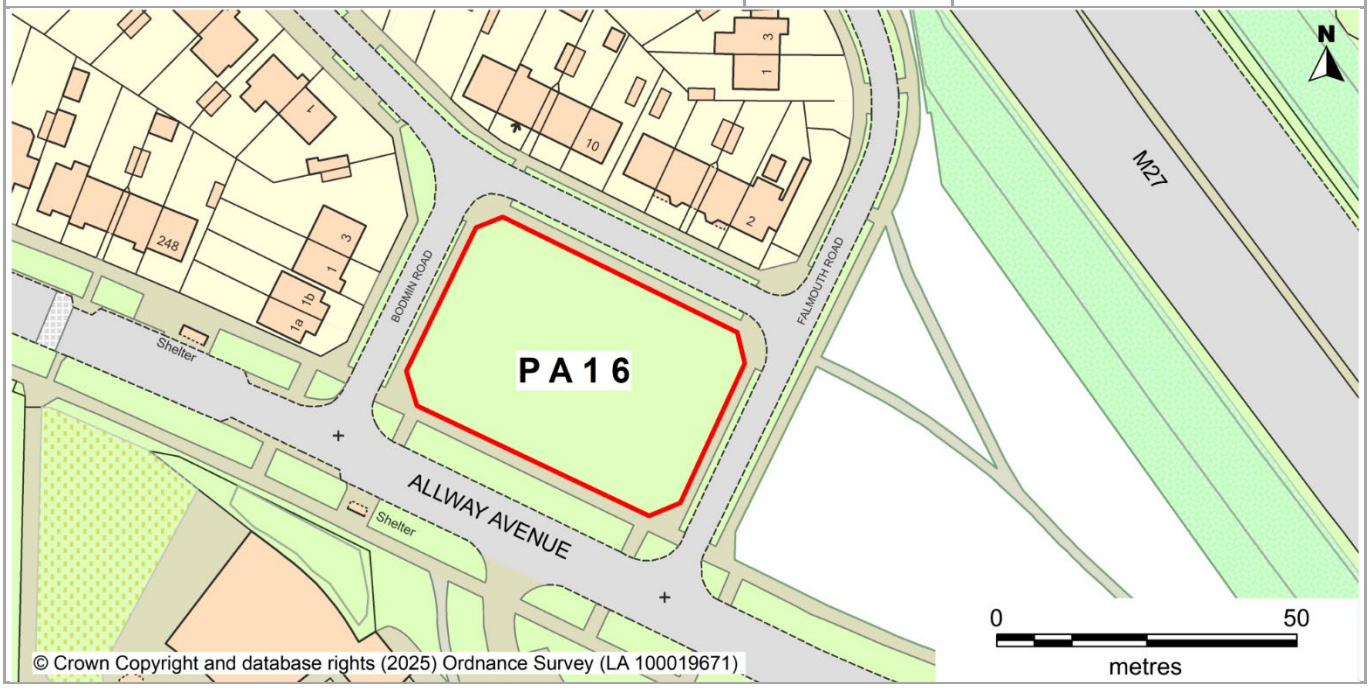
Discounted - Unsuitable and unachievable due to being the site of an existing play park.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.06**
15+ years:	**0**	**0**	Indicative Density (dph):	**83**
Total:	**5**	**0**	Assessment Outcome:	**DISCOUNTED**


PA09 - Browning Avenue
Location Map
N
Ports Down
PA09
PA15
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

PA16 - Amenity Land off Newbolt Road and Bodmin Road

Site Address:	**Amenity Land off Newbolt Road and Bodmin Road**	HELAA Site Reference:	**PA16**
Ward:	**Paulsgrove**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a grassy area between existing houses, surrounded by roads on all sides. The site slopes gently down towards Allway Avenue. Residential development lies to the north and west of the site, and open space and trees lie to the east. A school is located to the south of the site. The M27 is close by to the north east.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is suitable for residential development, being located in a residential area.
Nearby to the south west is a Secondary Support Area for Solent Waders and Brent Geese.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

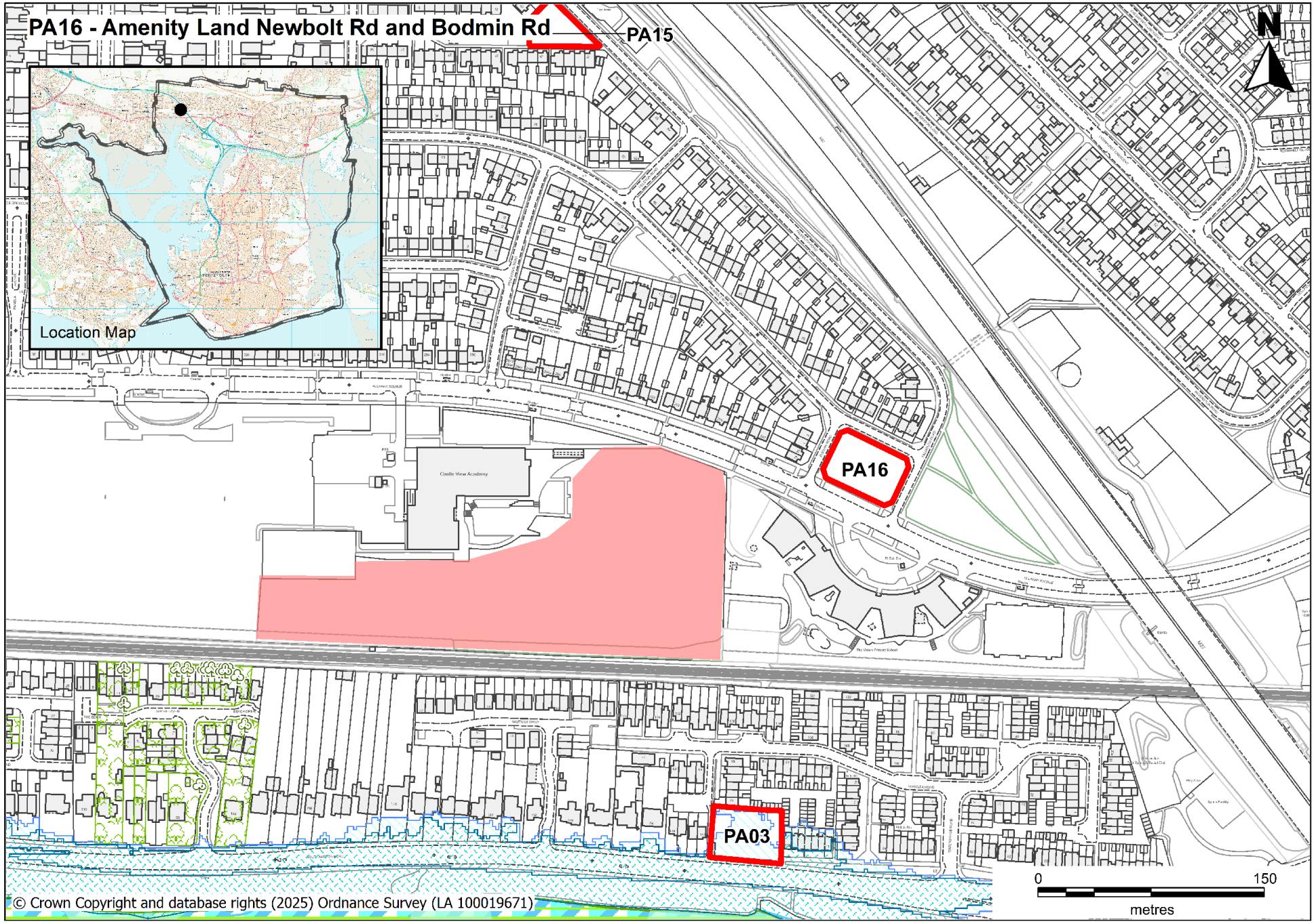
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

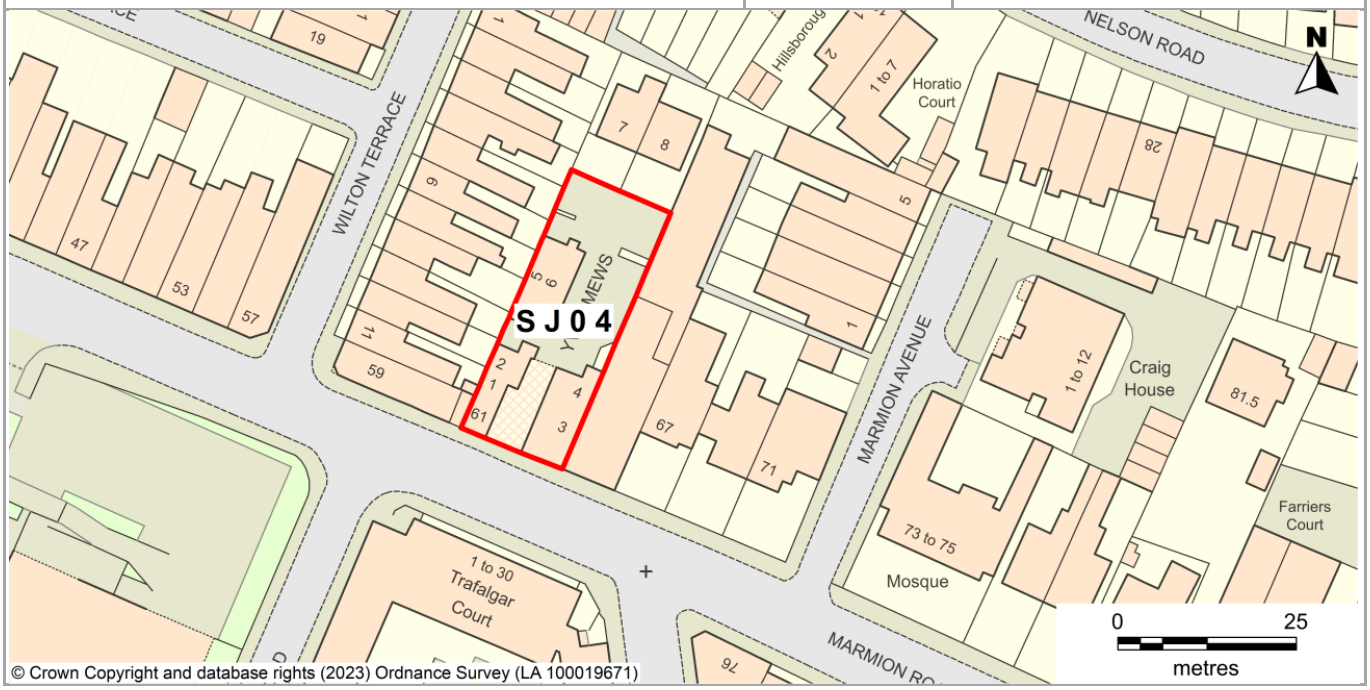
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Call for sites 2025**
6-10 years:	**8**	**0**	Brownfield/Greenfield:	**Greenfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.17**
15+ years:	**0**	**0**	Indicative Density (dph):	**47**
Total:	**8**	**0**	Assessment Outcome:	**DEVELOPABLE**


PA16 - Amenity Land Newbolt Rd and Bodmin Rd
PA15
Location Map
PA16
PA03
N
0
150
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

SJ04 - 61-63 Marmion Road

Site Address:	**61-63 Marmion Road**	HELAA Site Reference:	**SJ04**
Ward:	**St Jude**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a three storey building including six dwellings and two former commercial units (which appear to now be in residential use) and is located close to Southsea Town Centre. Nearby buildings are largely residential in nature, comprising up to four storeys, but there are some commercial uses in some buildings on the ground floor.

Relevant Planning History:

21/00342/FUL - Construction of two additional floors to provide 3no. one bedroom flats and 2no. two bedroom flats, with ground floor infill at rear and associated works. Application withdrawn 07.07.2022.

Suitability:

Suitable - The site is suitable for the addition of further residential units.
The front part of the site sits within the Southsea Town Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for housing will not conflict with that policy.
The site is entirely within the Owens Southsea Conservation Area.
There is a Listed Building (The Friary, No.s 1-24) nearby to the west, and further Listed Buildings in the wider area.
Any new development will need to be designed to take into account the Conservation Area and nearby Listed Buildings.

Availability:

Available - It is assumed the site is available for development based on previous planning application.

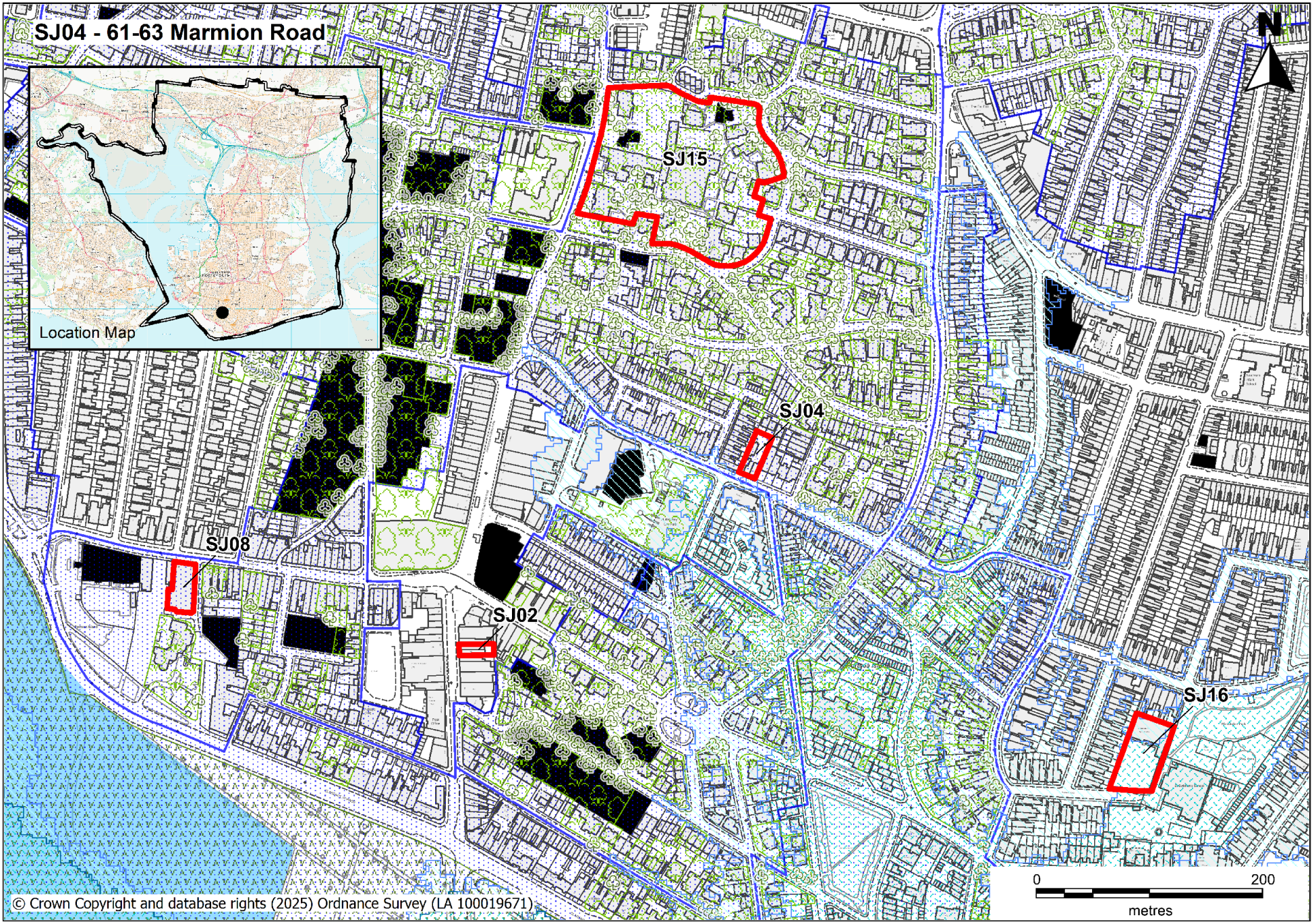
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

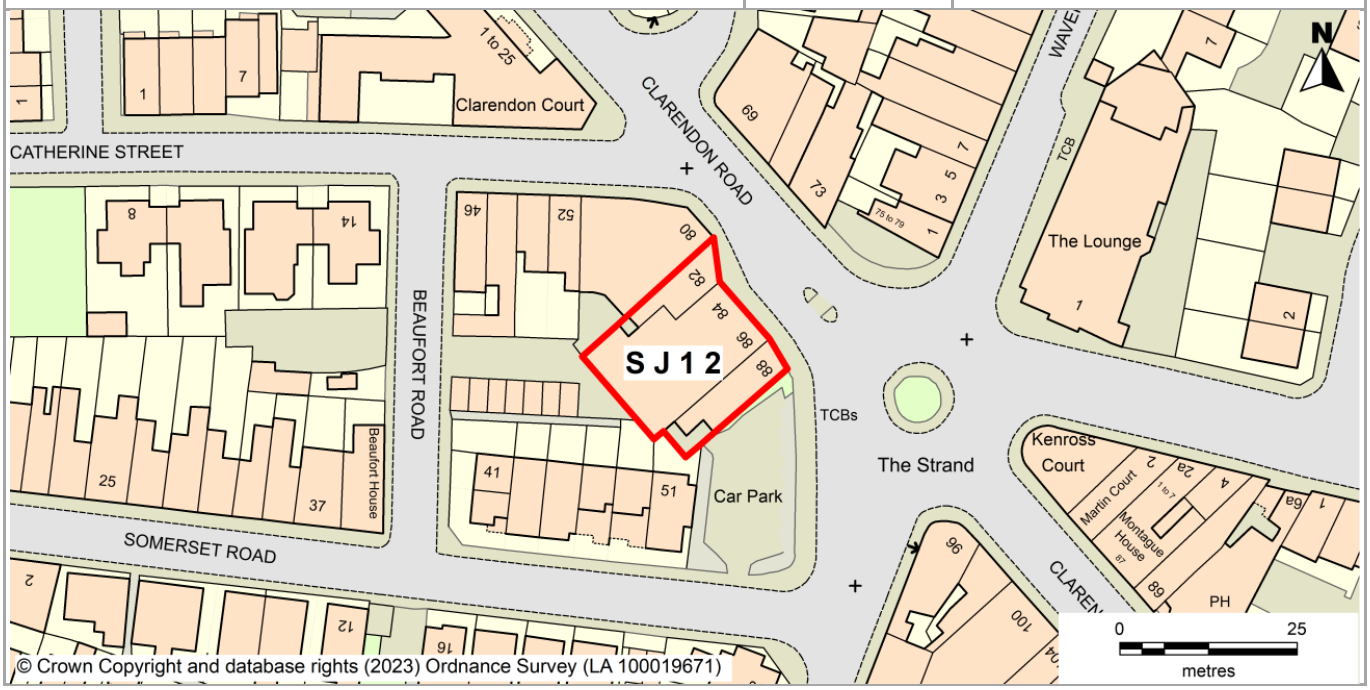
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Planning applications refused or withdrawn**
6-10 years:	**5**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.06**
15+ years:	**0**	**0**	Indicative Density (dph):	**83**
Total:	**5**	**0**	Assessment Outcome:	**DEVELOPABLE**


SJ04 - 61-63 Marmion Road
Location Map
SJ15
SJ04
SJ08
SJ02
SJ16
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

SJ12 - 82-88 Clarendon Road

Site Address:	**82-88 Clarendon Road**	HELAA Site Reference:	**SJ12**
Ward:	**St Jude**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site comprises 4 single storey commercial units fronting onto Clarendon Road. The area is predominantly residential going up to around 3 storeys in height, but there are also other small commercial premises nearby.

Relevant Planning History:

19/00872/FUL - Construction of two additional storeys to provide 4 self contained flats, to include rear access and associated bicycle and refuse storage. Pending decision. This applies to no.s 84-86 only.
Pre-application advice sought for the whole site including residential use.

Suitability:

Suitable - The site is considered suitable for residential development, preferably retaining commercial uses on the ground floor, with residential uses above.
The most of the site is in Flood Zone 3 (57%), with the remainder being in Flood Zone 2 (43%).
The whole site is within the East Southsea Conservation Area.
The design of any new development will need to address the above constraints.

Availability:

Available - The landowner of no. 82 has confirmed the site is available for development. The remainder of the site is presumed to be available based on recent planning activity.

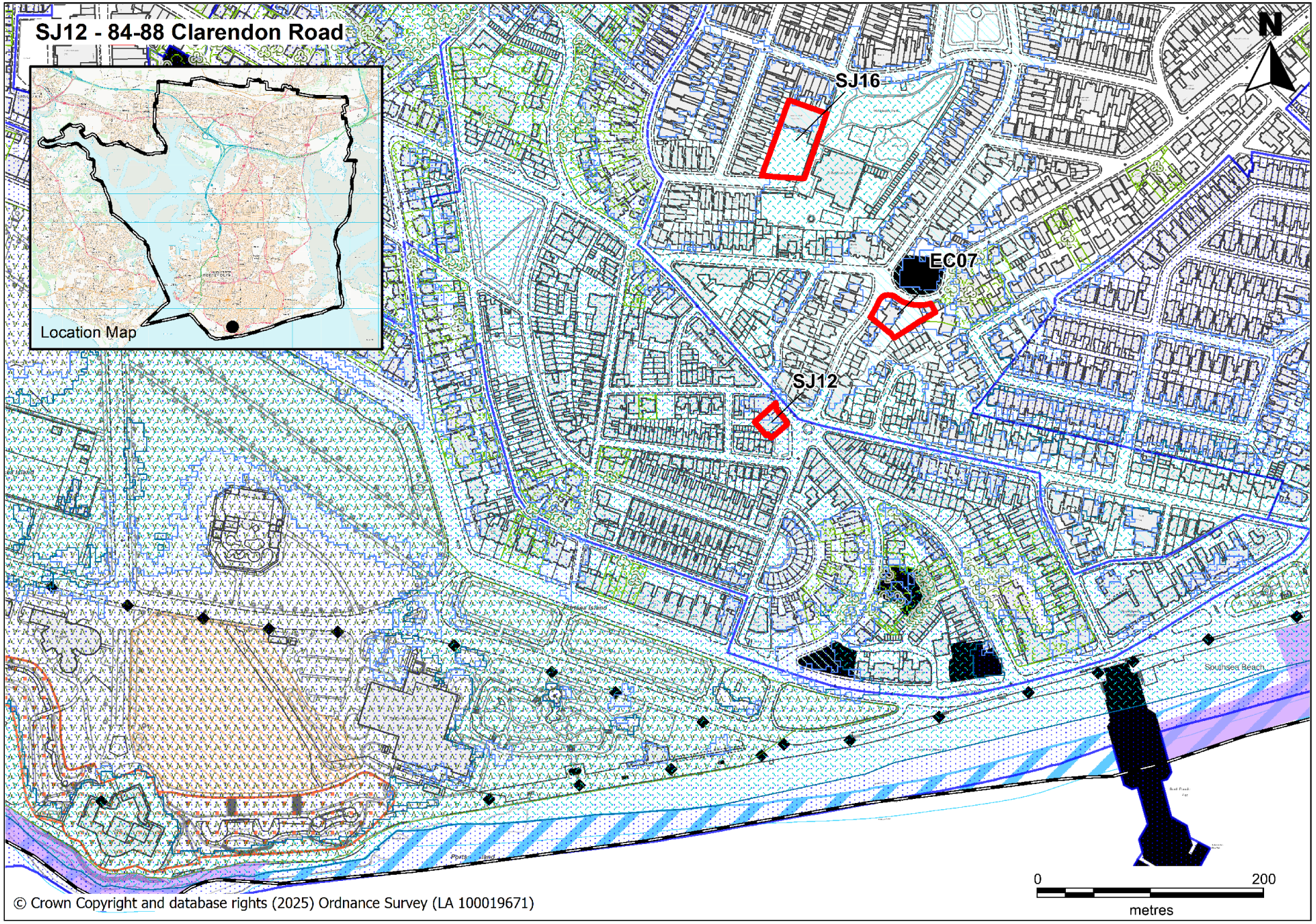
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

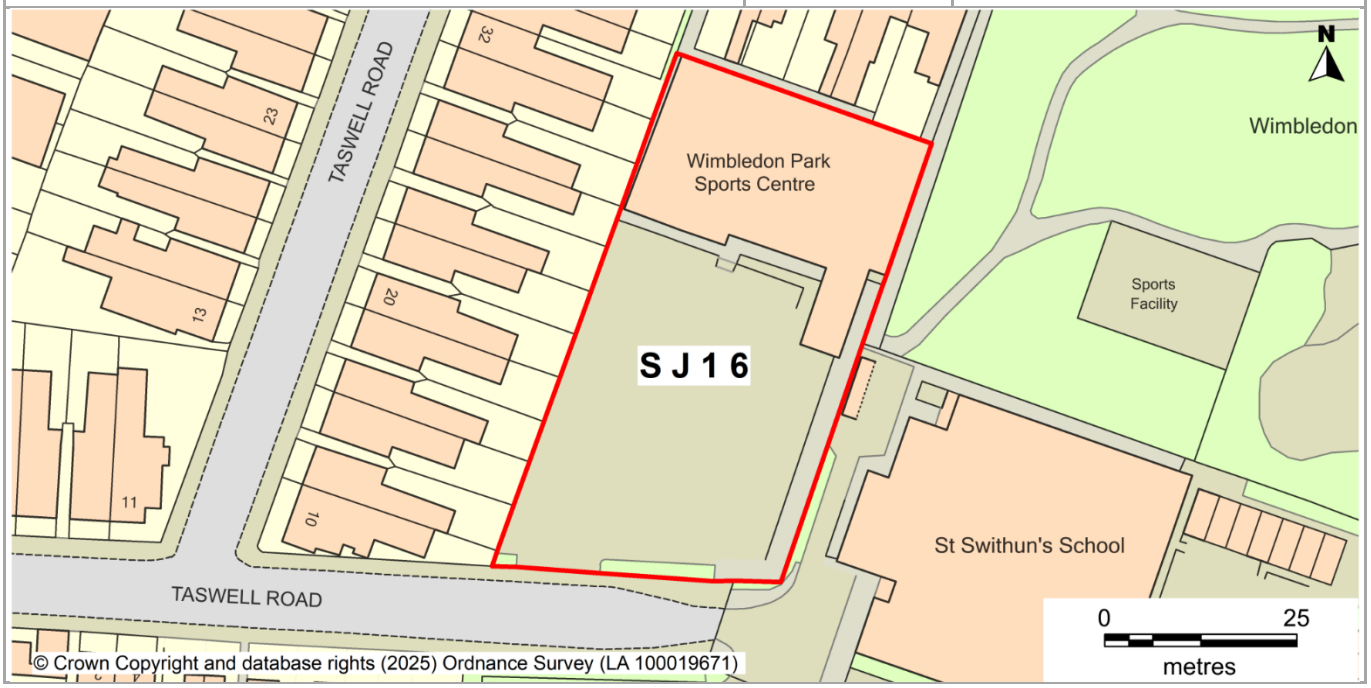
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**20**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.04**
15+ years:	**0**	**0**	Indicative Density (dph):	**500**
Total:	**20**	**0**	Assessment Outcome:	**DEVELOPABLE**


SJ12 - 84-88 Clarendon Road
Location Map
SJ16
EC07
SJ12
N
Southsea Beach
Ports land
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

SJ16 - Wimbledon Park Sports Centre

Site Address:	**Wimbledon Park Sports Centre**	HELAA Site Reference:	**SJ16**
Ward:	**St Jude**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of the Wimbledon Park Sports Centre with associated car parking. The site is owned by PCC but is due to become surplus to requirements when the Bransbury Park Leisure Centre is built (resolution to grant planning permission for the new leisure centre was secured on 18.12.2024). The surrounding area is largely residential, with a school located to the south east, and a play area and green space to the east.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is suitable for residential development being located in a largely residential area.
The northern part of the site (containing the building) is in Flood Zone 2, and the remainder of the site (car park) is in Flood Zone 3.
There is a Listed Building (St Simon's Church) nearby to the south east.
The East Southsea Conservation Area is nearby to the east.

Availability:

Available - The landowner (PCC) has confirmed the site is available.

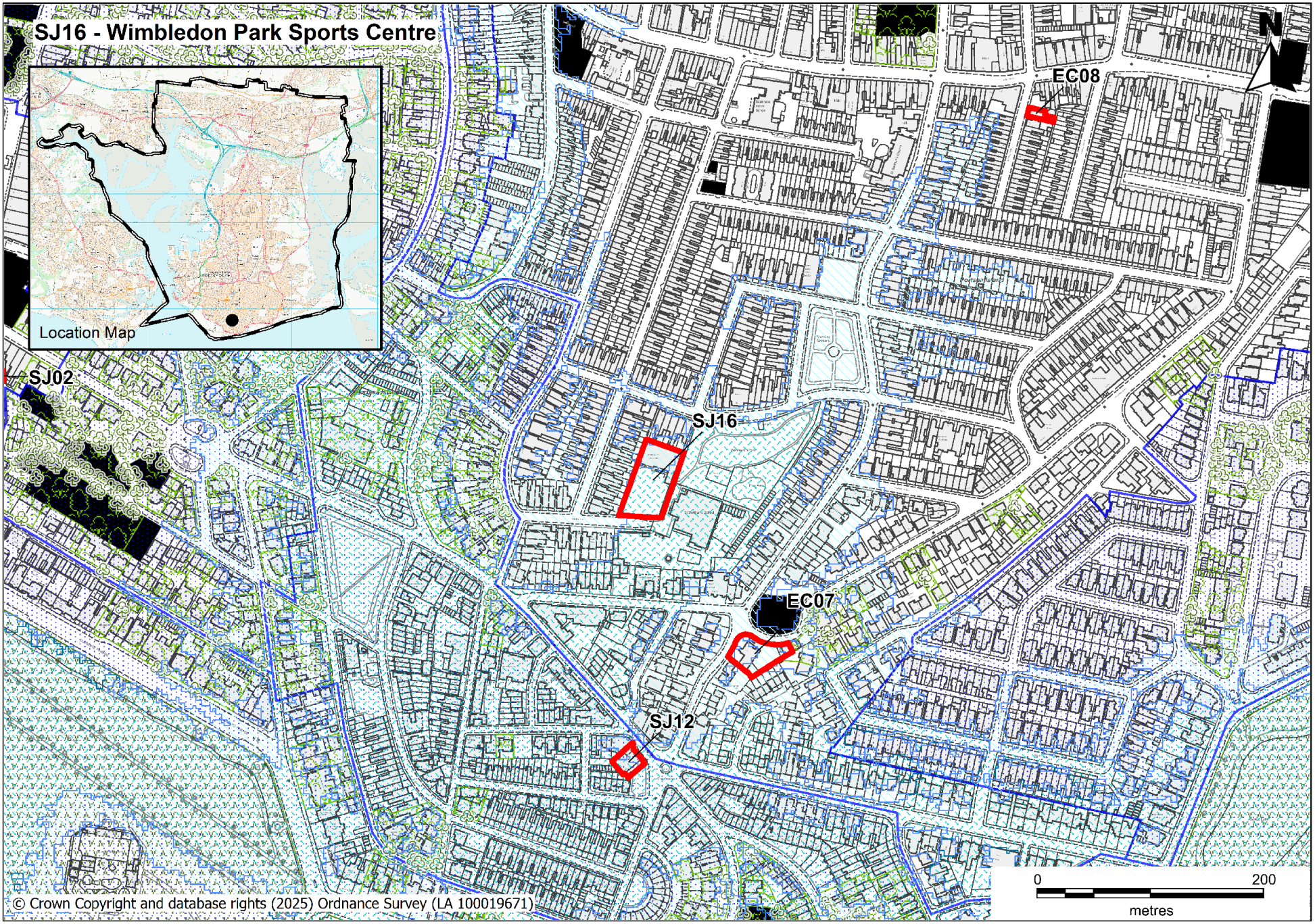
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

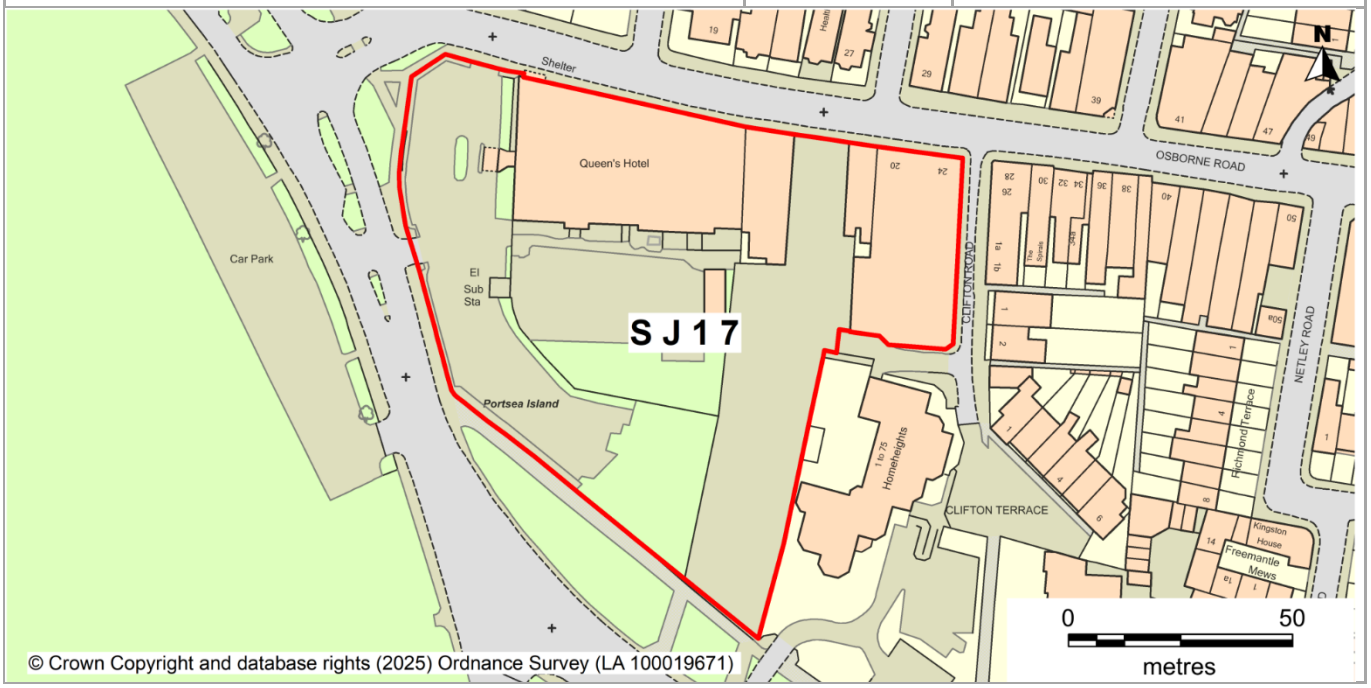
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**30**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.23**
15+ years:	**0**	**0**	Indicative Density (dph):	**130**
Total:	**30**	**0**	Assessment Outcome:	**DEVELOPABLE**


SJ16 - Wimbledon Park Sports Centre
Location Map
SJ02
SJ16
EC08
EC07
SJ12
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

SJ17 - Queen's Hotel and Grosvenor Casino

Site Address:	**Queen's Hotel and Grosvenor Casino, Osborne Road**	HELAA Site Reference:	**SJ17**
Ward:	**St Jude**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of the four storey, vacant former Grosvenor Casino at 18-24 Osbourne Road and the five storey Queen's Hotel and associated car park. The casino has been vacant for some time, having closed in August 2015, but interim uses have included a restaurant using part of the building from 2008-2013, and a retail unit from 2016-2018. The Queen's Hotel is a hotel which is currently in operation, with associated car park and gardens. The surrounding area is largely residential, with some hotels and commercial uses in the vicinity linked to the site's close proximity to the beach. Nearby buildings are up to five storeys in height. Southsea Common is located to the south and west of the site, beyond which is Southsea seafront.

Relevant Planning History:

08/01941/FUL - Construction of 7-storey building comprising health centre/retail unit at ground floor with 30 flats at 1st to 6th floor levels and associated cycle/refuse stores (after demolition of no.s 12-16 Osbourne Road); conversion of 2nd, 3rd and 4th floors of hotel to form 30 flats; construction of podium and two conservatories with undercroft parking to south elevation (amended plans). Permission granted 06.05.2010.

10/01247/FUL - Construction of eight-storey building comprising apartments above extended landscaped podium level and associated car parking facilities. Permission granted 15.03.2012.

19/00827/FUL - Former Grosvenor Casino. Demolition of four storey building at 18-24 Osbourne Road (Within Conservation Area No. 2). Refused 02.08.2019 due to there being no proposals for redevelopment of the site and the detrimental impact the demolition would have on the Conservation Area in the absence of those proposals.

21/01687/NMA - Non-material amendment to 10/01247/FUL to provide 'edge' wall detail to podium, to clarify how the development would be completed of planning permission 08/01941/FUL. Application refused 08.06.2022.

19/01836/FUL - 2 Osbourne Road. Construction of additional storey to provide 6no. two bedroom apartments (following removal and reconstruction of fourth floor); Construction of single storey garage block to provide 6 no. parking spaces and refuse storage. Pending determination (associated Listed Building Consent also pending).

There were two pre-application submissions relating to the Queen's Hotel building in 2018.

Suitability:

Suitable - The site is suitable for redevelopment for residential use, with the site promoters promoting the site for 104 dwellings and 21 hotel rooms. Whilst a previous application to demolish the casino was refused, this was due to there being no redevelopment proposals at that time, and the demolition (without plans for redevelopment) being considered detrimental to the character and appearance of the Conservation Area.

The site sits within Southsea Town Centre as identified in the emerging PLP in policy PLP28: Town Centres, but as it sits outside the Core Commercial Area, development of the site for housing will not conflict with that policy.

The site is located entirely within Owens Southsea Conservation Area.

The Queen's Hotel is a Listed Building, and there are other Listed Buildings nearby. Design of any redevelopment will need to take into account the on-site Listed Building, which would need to be retained, nearby Listed Buildings, and the location in a Conservation Area.

Southsea Common Historic Park and Garden is close by.

Near to the south west of the site is a Core Area for Solent Waders and Brent Geese, beyond that is the SPA.

Availability:

Available - It is assumed this site is available based on recent engagement regarding a planning performance agreement.

Achievability:

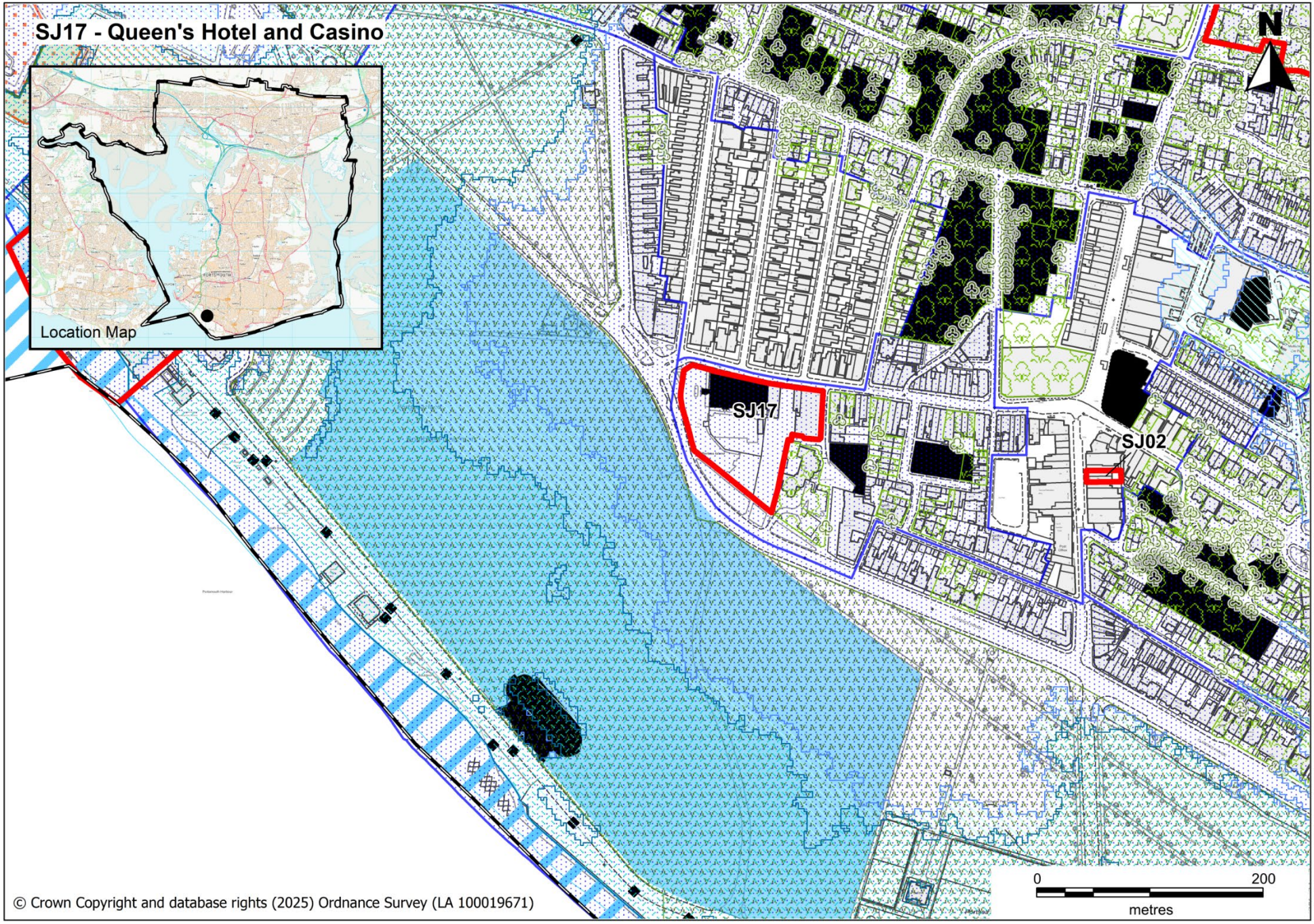
SJ17 - Queen's Hotel and Grosvenor Casino

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

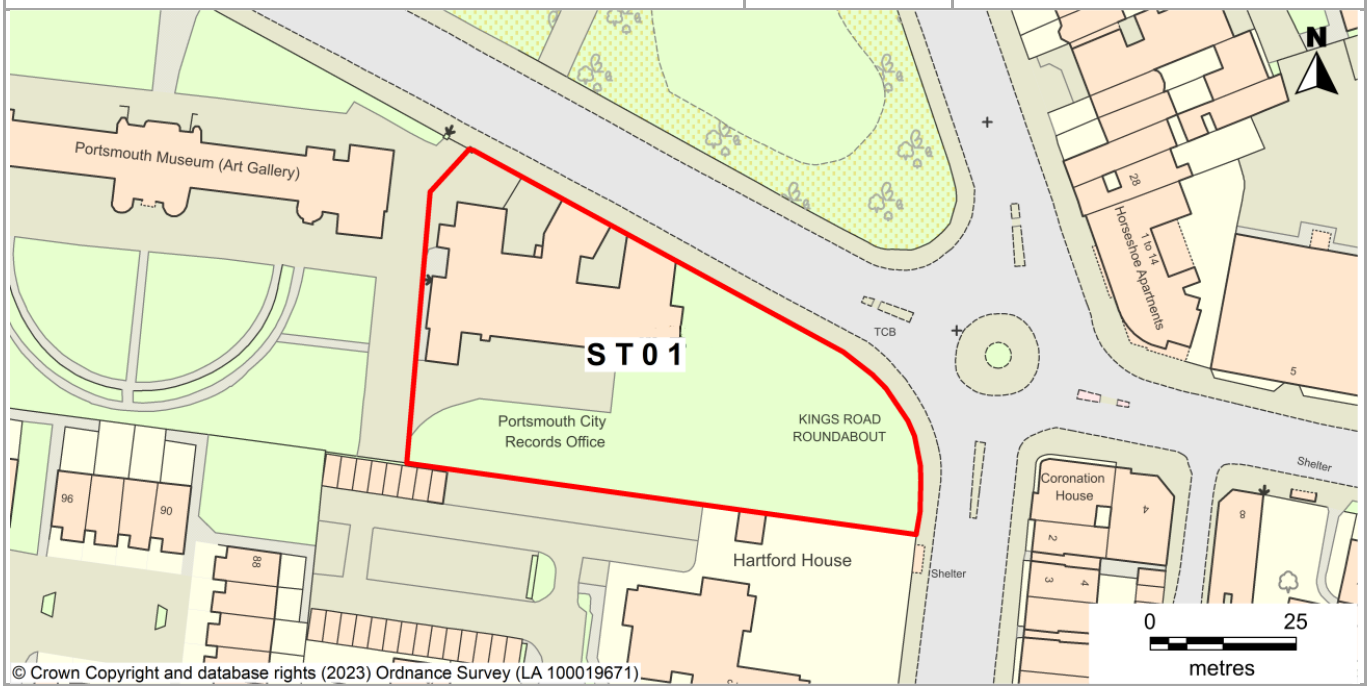
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner and Business requirements and aspirations**
6-10 years:	**104**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.95**
15+ years:	**0**	**0**	Indicative Density (dph):	**109**
Total:	**104**	**0**	Assessment Outcome:	**DEVELOPABLE**


SJ17 - Queen's Hotel and Casino
Location Map
SJ17
SJ02
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

ST01 - City Records Office

Site Address:	**City Records Office**	HELAA Site Reference:	**ST01**
Ward:	**St Thomas**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of the now disused City Records Office, which is a small cluster of two and three storey buildings with associated parking to the south, and garden land to the east, enclosed by railings at the northern, eastern and southern boundary of the site. The site is bounded by Museum Road (B2154) to the north and the Kings Road roundabout and Kings Terrace (A288) to the east. Adjacent to the west is the Grade II Listed Portsmouth City Museum and Art Gallery, set in leafy grounds. Further west is Portsmouth Grammar School and to the east lies mainly three storey flats with four storey flats facing Kings Terrace. South of the site is a mix of residential development, including a 12 storey block of flats. North of Museum Road is the University of Portsmouth Ravelin Campus and Ravelin Park.

Relevant Planning History:

No relevant planning applications in the last five years.
Pre-application discussions ongoing.

Suitability:

Suitable - The site is suitable for residential development given its context nearby existing residential uses. There is good connectivity to the site via public transport, with the nearest bus stop located adjacent the eastern site boundary on Kings Terrace.
The entire site falls within The Terraces Conservation Area, the railings bounding the site are Listed, and there are several Listed Buildings nearby, this site being located within the curtilage of Listed Buildings. The design of any new development will need to take this into account.
A TPO covers the whole site.
There is an AQMA nearby to the north west.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

Achievability:

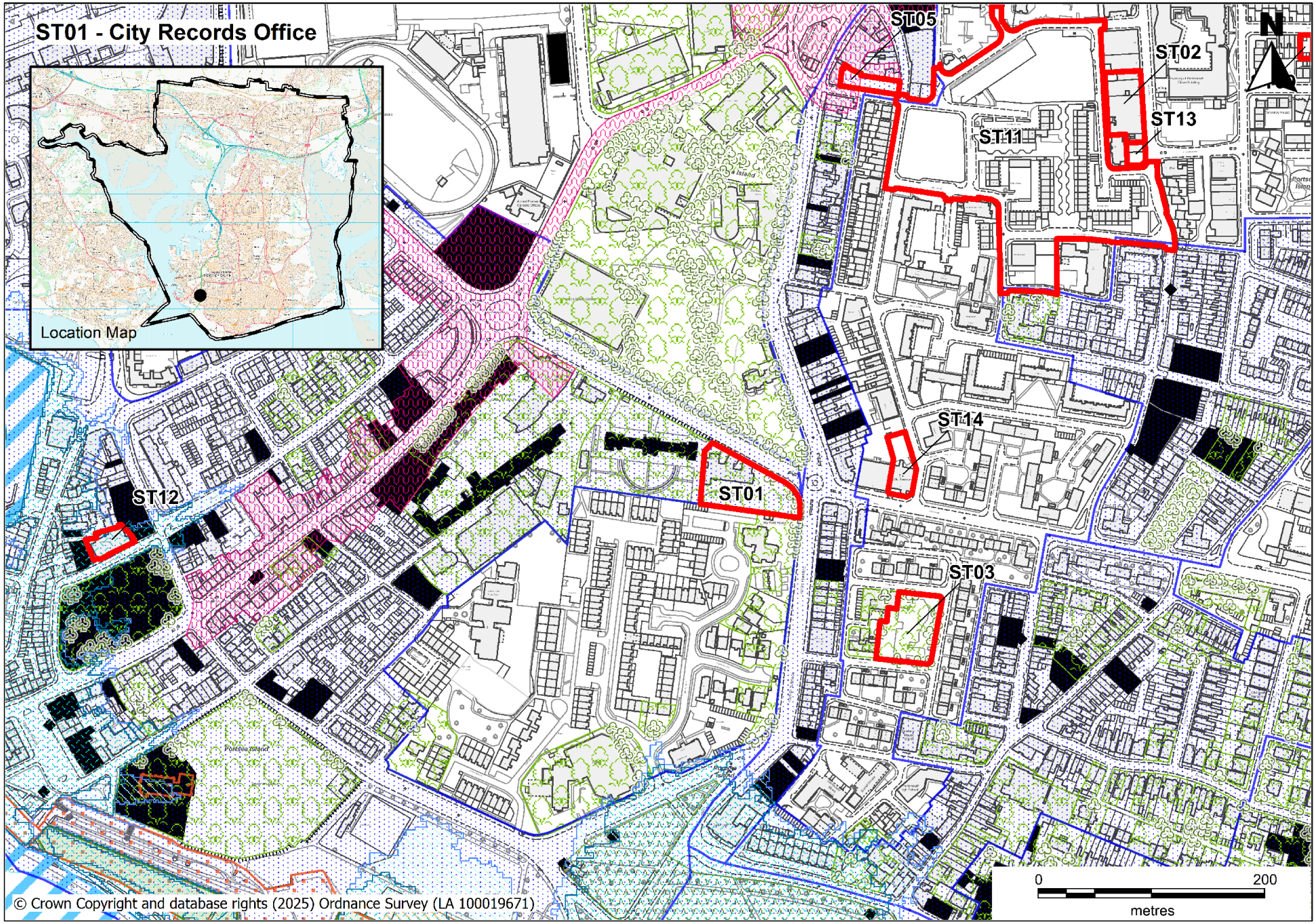
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

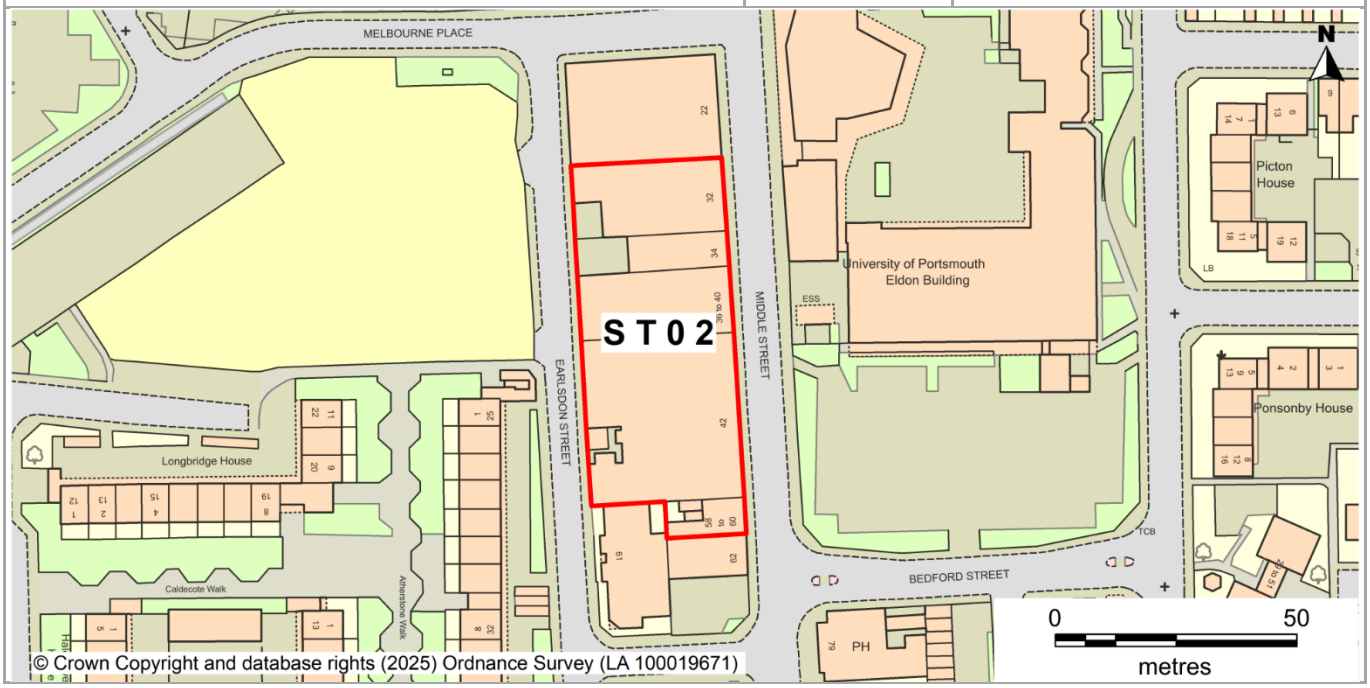
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**45**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.35**
15+ years:	**0**	**0**	Indicative Density (dph):	**129**

ST01 - City Records Office				
Total:	**45**	**0**	Assessment Outcome:	**DEVELOPABLE**


ST01 - City Records Office
Location Map
ST05
ST02
ST13
ST11
ST14
ST12
ST01
ST03
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

ST02 - Middle Street

Site Address:	**Middle Street**	HELAA Site Reference:	**ST02**
Ward:	**St Thomas**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site comprises a row of 2 and 3-storey buildings which are in a mix of uses including offices, university music studios, a food court, a commercial unit, and a large vacant unit. Middle Street includes a mix of uses including commercial, industrial, education, and residential, such as university halls of residence. These include buildings of up to eight storeys. The area is close to the City Centre which is to the north of the site, with the wider area being largely residential.

Relevant Planning History:

18/01967/OUT - Outline application for the demolition of existing buildings and the construction of a building of six to eleven storeys, to provide 163 flats, and two Commercial units (Use Classes A1 (Retail) and/or A2 (Financial & Professional Services) and/or A3 (Café/Restaurant) and/a B1(a) (Offices) and/or D1 (Non-Residential Institution)) - Appeal dismissed 01.08.2022. Appeal was against non-determination. PCC had resolved to grant planning permission but the scheme was dismissed at appeal on grounds that likely significant effects on protected sites could not be excluded in the absence of appropriately secured mitigation measures.

Suitability:

Suitable - The site is appropriate for residential development as demonstrated by a previous planning application having secured resolution to grant planning permission before the application was unsuccessfully appealed for non-determination. The site is also within the boundaries of the Somerstown and North Southsea Area Action Plan.
Adjacent to the west of the site is a site identified in the PLP under PLP15: Somers Orchard, which is proposed for allocation for housing.
There are Listed Buildings and Conservation Areas (including King Street) nearby, but not immediately adjacent to the site.
There is an AQMA nearby to the north west.

Availability:

Available - The landowner (PCC) has confirmed the site is available for development.

Achievability:

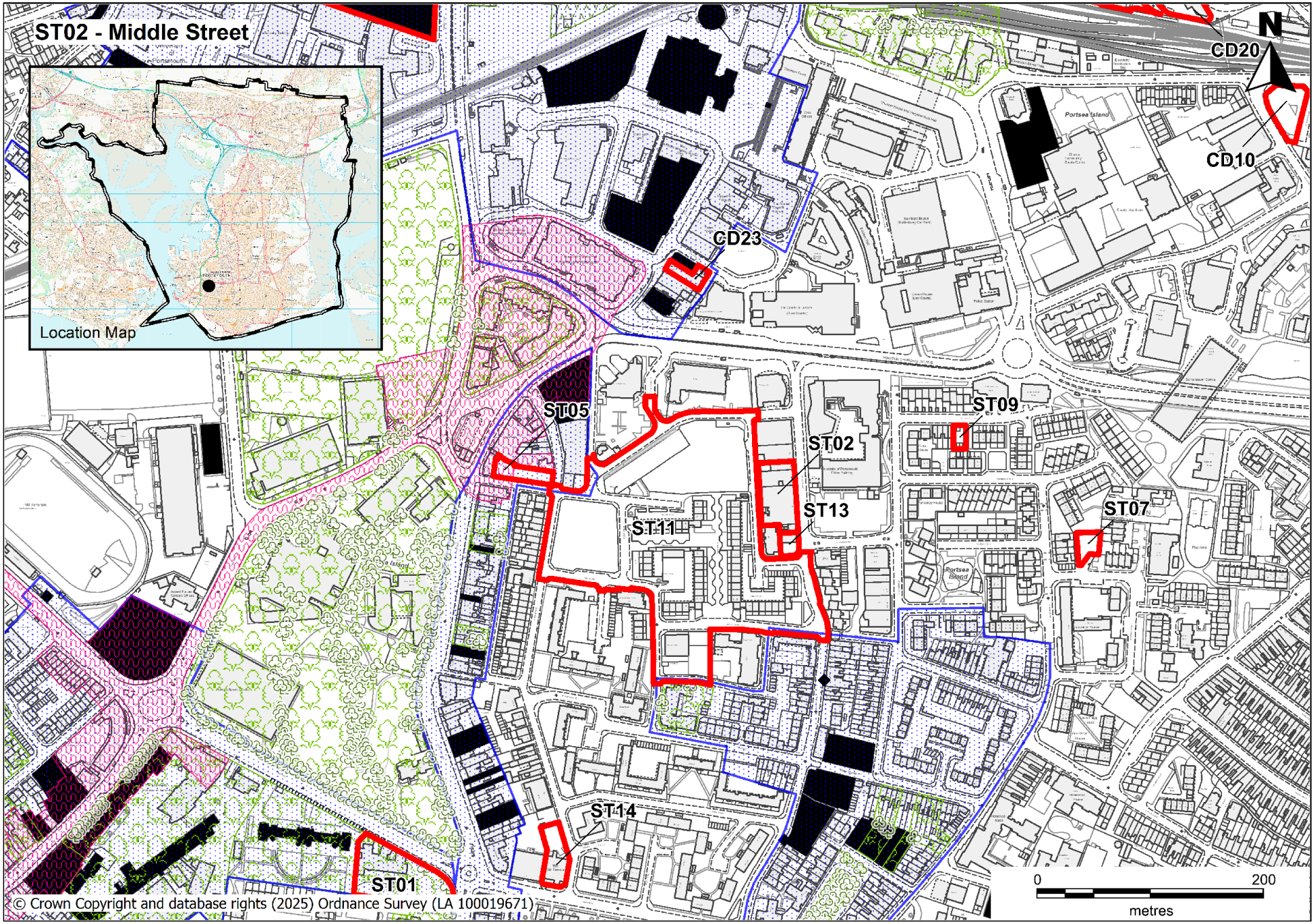
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Deliverable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

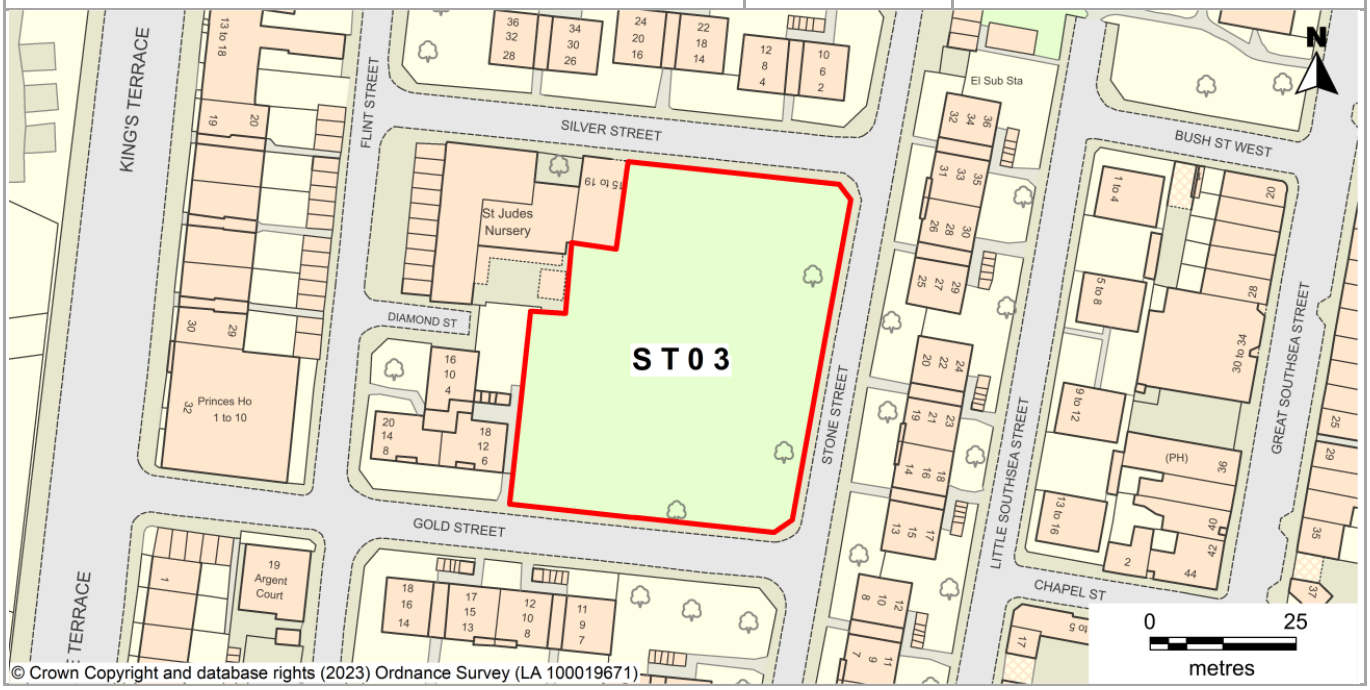
Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Planning permission unimplemented/under construction**
6-10 years:	**163**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.24**
15+ years:	**0**	**0**	Indicative Density (dph):	**869**

ST02 - Middle Street				
Total:	**163**	**0**	Assessment Outcome:	**DEVELOPABLE**


ST02 - Middle Street
Location Map
N
CD20
CD10
CD23
ST05
ST09
ST02
ST13
ST11
ST07
ST14
ST01
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

ST03 - Open Space at Stone Street

Site Address:	**Open Space at Stone Street**	HELAA Site Reference:	**ST03**
Ward:	**St Thomas**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a derelict brownfield site which has previously been the site of a care home, but was demolished some years ago. The site is fully enclosed with wire fencing. The surrounding area is residential, comprising mostly three storey blocks of apartments. Adjacent to the west is St Judes Church Nursery, and a former warehouse which has been converted into a residential dwelling.

Relevant Planning History:

20/01493/FUL - Construction of 18 dwelling (12 houses and 6 flats) with associated landscaping and parking, with vehicular access from Diamond Street (description amended). Refused 21.10.2022. Appeal dismissed 18.03.2024 due to absence of an executed S106.
23/00863/FUL - Construction of 18 no.s dwellings (comprising 12 no. houses and 6 no. flats) with associated landscaping and parking, and vehicular access from Diamond Street (resubmission of 20/01493/FUL). Resolution to grant planning permission on 28.05.2025.

Suitability:

Suitable - The site is suitable for residential development as demonstrated by the fact it has resolution to grant planning permission for residential development.
There are some TPOs on site.
There are some Listed Buildings and Conservation Areas nearby.

Availability:

Available - The pending planning application confirms the site is available for development.

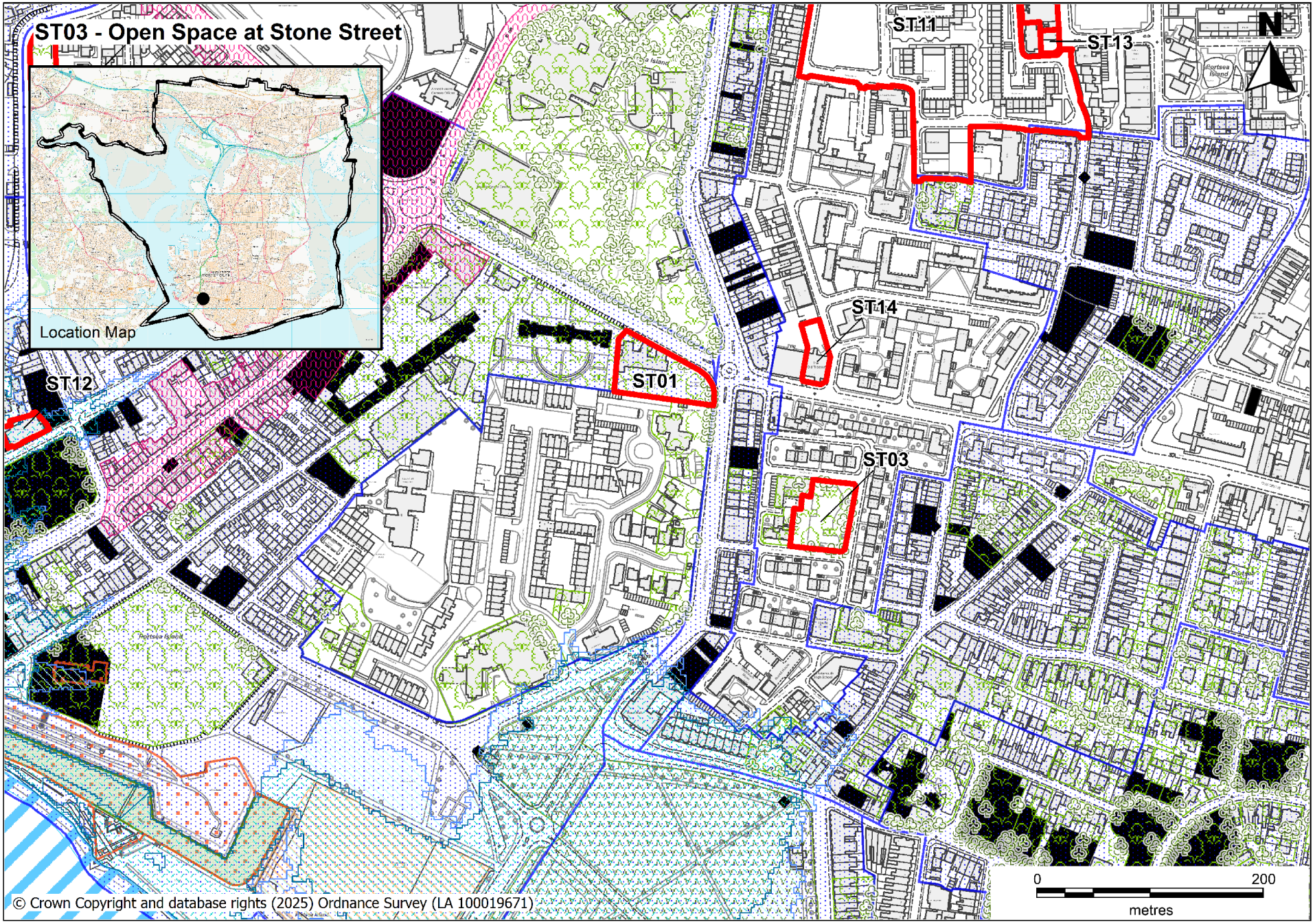
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 0-5.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**18**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.28**
15+ years:	**0**	**0**	Indicative Density (dph):	**64**
Total:	**18**	**0**	Assessment Outcome:	**DEVELOPABLE**


ST03 - Open Space at Stone Street
Location Map
ST11
ST13
ST14
ST01
ST12
ST03
N
0
200
metres
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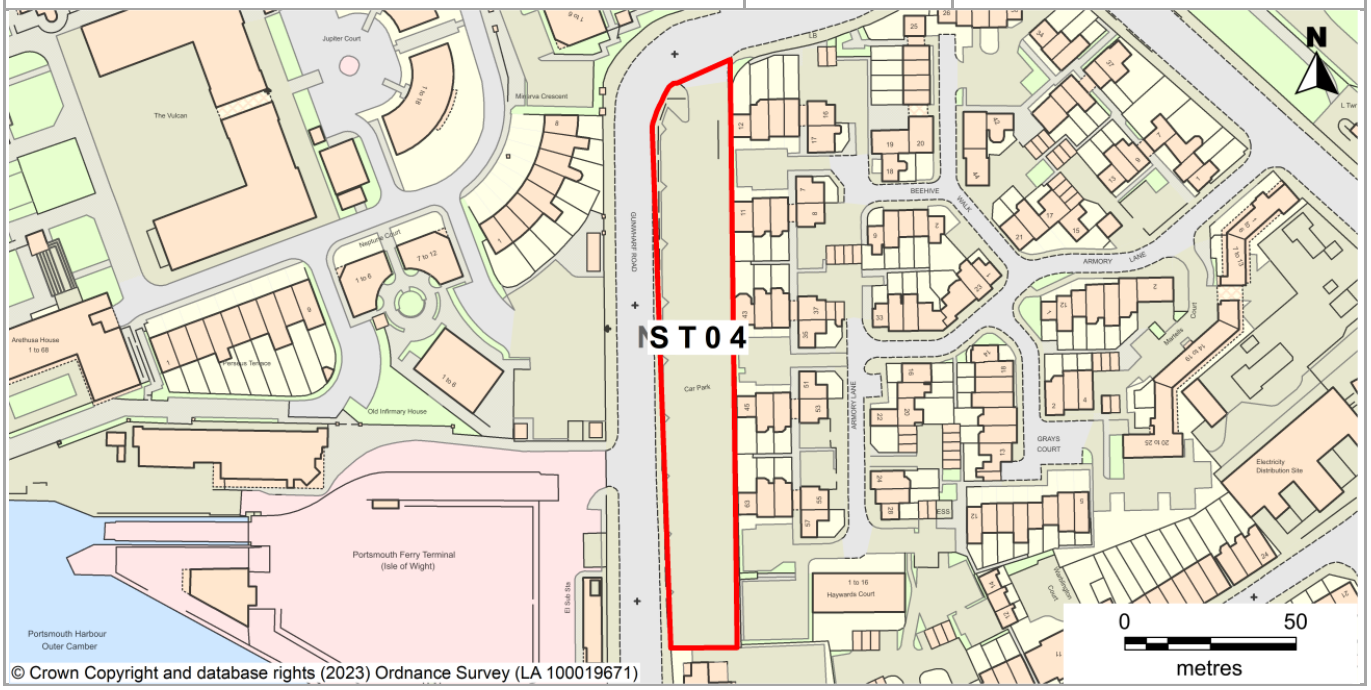
ST04 - Wightlink Car Park

Site Address:	**Wightlink Car Park**	HELAA Site Reference:	**ST04**
Ward:	**St Thomas**	HELAA Category:	**Housing**



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Description of the existing site and its surroundings:

The site is a car park that primarily serves the Wightlink port, with access to the site via Gunwharf Road. It is bounded by Gunwharf Road to the north and west and residential properties to the east and south. Beyond the site boundaries, the area to the northwest is residential, with a mix of 3, 6, and 7 storey buildings that forms the southern part of Gunwharf Quays. To the west is the Wightlink ferry terminal. To the east lies a 1980s residential estate of 2, 3 and 4 storey buildings. The estate is surrounded by a wall and can only be accessed from St Georges Road. A four-storey residential apartment block lies to the south of the site. Trees are situated along the western boundary.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is suitable for residential development, particularly given nearby existing residential uses and the sustainability of the location. When works for a car boarding area were completed at the Gunwharf Ferry Terminal in 2017, the need for Wightlink to use this site for car parking for overspill marshalling was removed.
There are a number of trees along the western boundary and there is a TPO affecting the site.
There are Conservation Areas to the west and east of the site, a Scheduled Monument (Board of Ordnance - Infirnary) is close by, and there are several Listed Buildings nearby. The design of any new development will need to take these into account.
There is an AQMA nearby to the east and south of the site.
The SPA lies nearby to the west of the site.

Availability:

Available - The landowner has confirmed the site is available for development.

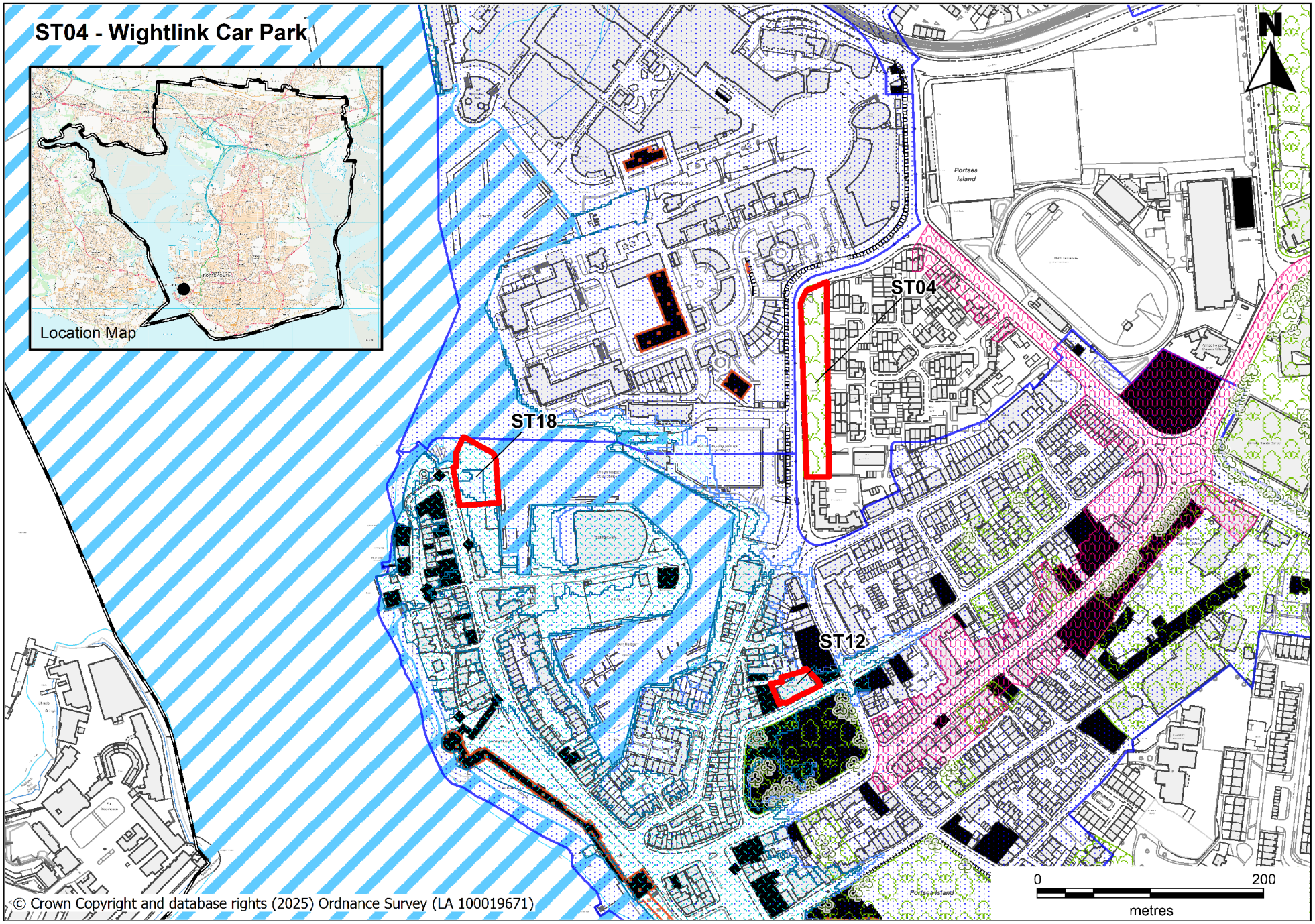
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect that the site will be developed for residential use in years 11-15.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**60**	**0**	Gross Site Area (Ha):	**0.35**
15+ years:	**0**	**0**	Indicative Density (dph):	**171**
Total:	**60**	**0**	Assessment Outcome:	**DEVELOPABLE**


ST04 - Wightlink Car Park
Location Map
ST04
ST18
ST12
N
Portsea Island
0
200
metres
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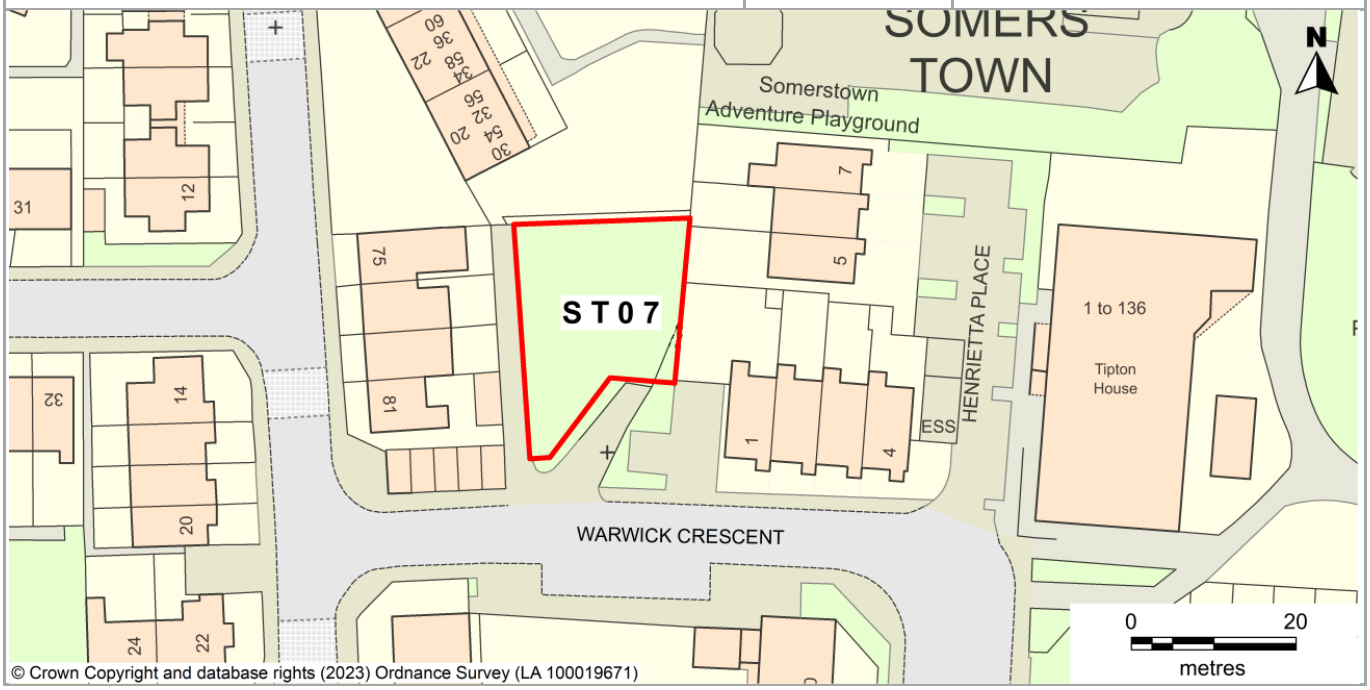
ST07 - Derelict Land, Warwick Crescent

Site Address:	**Derelict Land, Warwick Crescent**	HELAA Site Reference:	**ST07**
Ward:	**St Thomas**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of an area of vacant and overgrown land to the north of Warwick Crescent. The site is surrounded by residential dwellings of 2-4 storeys.

Relevant Planning History:

18/02011/FUL - Construction of 3 storey block of apartments comprising of 8 self-contained flats to include refuse and cycle store with associated amenity garden space and car parking. Planning permission granted 18.04.2019, which has now lapsed.
19/01697/FUL - Construction of a 3-storey block of 4no. 5-bedroom and 1no. 6-bedroom student accommodation cluster apartments with associated refuse and cycle stores and amenity space (description amended 28/01/2020 and amended plans). Planning permission granted 30.04.2021, which has now lapsed.
23/01613/OUT - Outline application for the construction of 4 storey building accommodating 34 no. student accommodation rooms with associated communal areas, bicycle and refuse storage (principles of access, appearance, layout and scale to be considered). Consent granted 26.03.2025.

Suitability:

Suitable - The site is suitable for residential development as demonstrated by the outline planning permission.
There are a few Listed Buildings and a Conservation Area (King Street) nearby.
The site falls within the Somerstown and North Southsea AAP.

Availability:

Available - It is assumed the site is available based on the recently granted planning consent.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

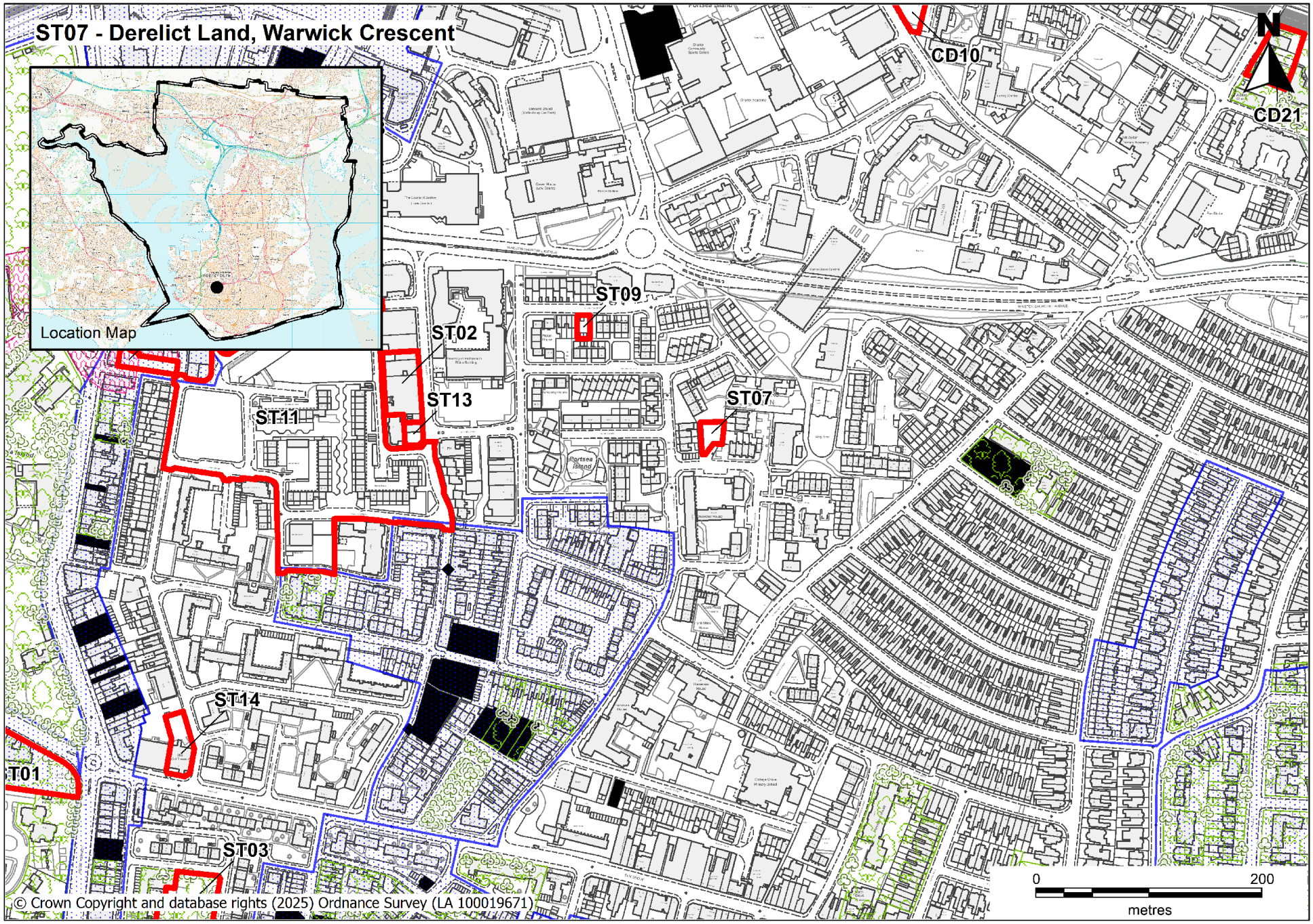
Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10. The site has not been classified as Deliverable due to the permission only being in outline.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**14***	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.04**
15+ years:	**0**	**0**	Indicative Density (dph):	**350**
Total:	**14***	**0**	Assessment Outcome:	**DEVELOPABLE**

ST07 - Derelict Land, Warwick Crescent

***This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number in the planning permission due to this being for student accommodation.**


ST07 - Derelict Land, Warwick Crescent
Location Map
CD10
CD21
ST09
ST02
ST13
ST11
ST07
ST14
T01
ST03
N
0
200
metres
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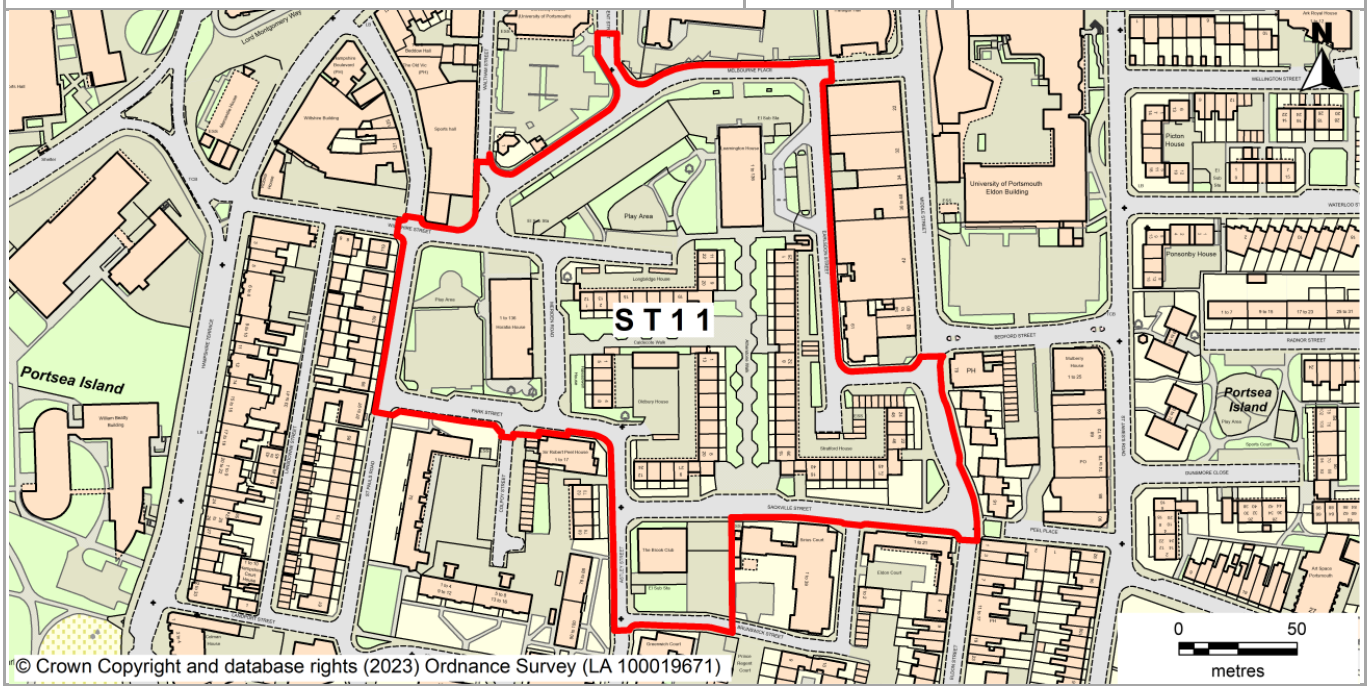
ST11 - Somers Orchard

Site Address:	**Somers Orchard**	HELAA Site Reference:	**ST11**
Ward:	**St Thomas**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site is divided into three sections, in the north of the site this comprised two 1960s tower blocks called Horatia House and Leamington House, both of which were demolished in 2022. In the centre of the site there are the maisonettes known as the 'Birmingham Blocks'. The southern part of the site is occupied by the Gibson Centre.

The area surrounding the site is largely residential, but also includes the University of Portsmouth to the north east.

Relevant Planning History:

19/01407/DEM - Application for prior notification for the proposed of demolition of Horatia House. Prior notification required and granted 08.10.2019.

19/01418/DEM - Application for prior notification of the proposed demolition of Leamington House. Prior notification required and granted 08.10.2019.

23/01574/FUL - Demolition of the existing Gibson Centre building and construction of three new buildings (A, C and D), ranging in height from 3 to 18 storeys (excluding roof plant & flues) to provide new affordable homes (Use Class C2), new and replacement community space (Use Class F2) and flexible ground floor commercial space (Use Class E), new communal and public open space, new and enhanced children's play space and other landscape, drainage and ecological enhancements, new and replacement car and cycle parking, lighting and all other associated infrastructure works, including closure to vehicular traffic to parts of Melbourne Place and Wiltshire Street, Meriden Road, Earlsdon Street, Sackville Street, and formation of parking access point off Earlsdon Street. Resolution to grant 21.08.2024. The application form indicates that a total of 319 dwellings are proposed.

23/01575/FUL - Redevelopment involving the construction of mixed-use buildings ranging in height from 10 to 32 storeys (excluding roof plan & flues) to provide commercial space (Use Class E) at ground floor level and mixed tenure Build to Rent homes (Use Class C3) above; landscape, drainage and ecological enhancements, car and cycle parking, lighting and all other associated infrastructure works. Resolution to grant 21.08.2024. The application form indicates that a total of 247 dwellings are proposed.

Suitability:

Suitable - The site forms a site allocation in the emerging PLP in PLP15: Somers Orchard. It is also an extant allocation in the Portsmouth Plan 2012, allocated under policy PCS6. Both development parcels of the site have resolution to grant planning permission.

The site is located within the area covered by the Somerstown and North Southsea AAP (Site A).

A small part of the north west corner of the site is within a Conservation Area and AQMA.

There are some Listed Buildings nearby, and a Conservation Area (King Street) to the west and south of the site.

Availability:

Available - It is assumed the site is available given the pending planning applications.

Achievability:

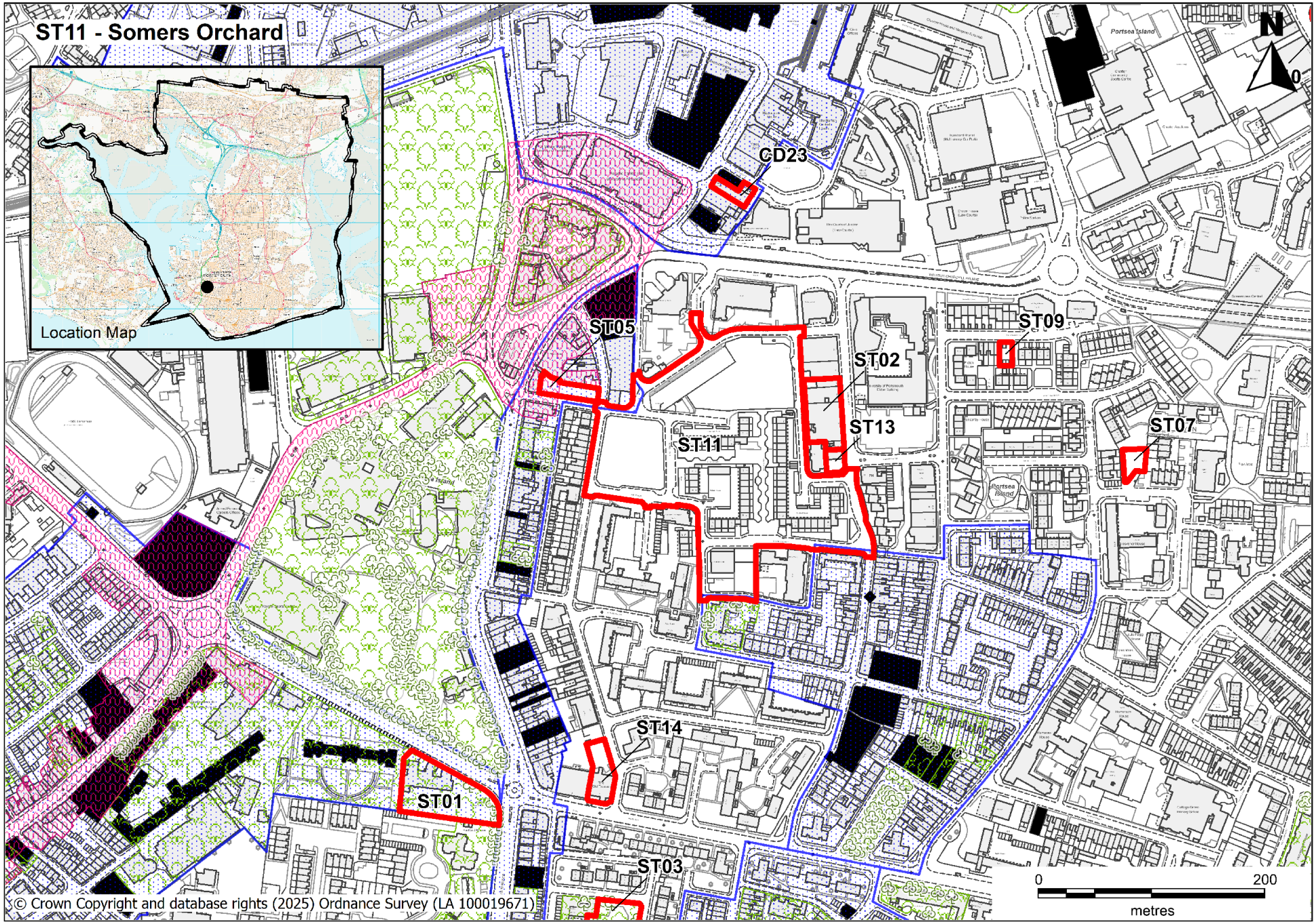
Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

ST11 - Somers Orchard

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**566**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**3.37**
15+ years:	**0**	**0**	Indicative Density (dph):	**168**
Total:	**566**	**0**	Assessment Outcome:	**DEVELOPABLE**


ST11 - Somers Orchard
Location Map
CD23
ST05
ST09
ST02
ST13
ST07
ST11
ST14
ST01
ST03
N
0
200
metres
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ST12 - Cathedral House

Site Address:	**Cathedral House**	HELAA Site Reference:	**ST12**
Ward:	**St Thomas**	HELAA Category:	**Housing**

Description of the existing site and its surroundings:

The site consists of a three storey building of mixed use including offices, community space and four flats. Portsmouth Cathedral is opposite the site to the south. The surrounding area is residential. The site is in close proximity to the coast and the Wightlink ferry terminal.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is suitable for additional residential development through intensification of the existing building, or converting non-residential uses in the building to residential. The site was promoted in the 2021/22 call for sites for 8 net additional dwellings.
The majority of the site is within Flood Zone 3, the remainder being in Flood Zone 2.
The entire site is within a Conservation Area (Old Portsmouth).
There are Listed Buildings adjacent to the west and east of the site, and south of the site on the opposite side of St Thomas's Street. There are also other Listed Buildings in the vicinity. The design of any new development would need to take these, and the Conservation Area location into account.
There is an AQMA nearby to the south east.
The coastal area nearby is SPA.

Availability:

Available - It is assumed the site continues to be available for development, having been promoted in the 2021/22 call for sites.

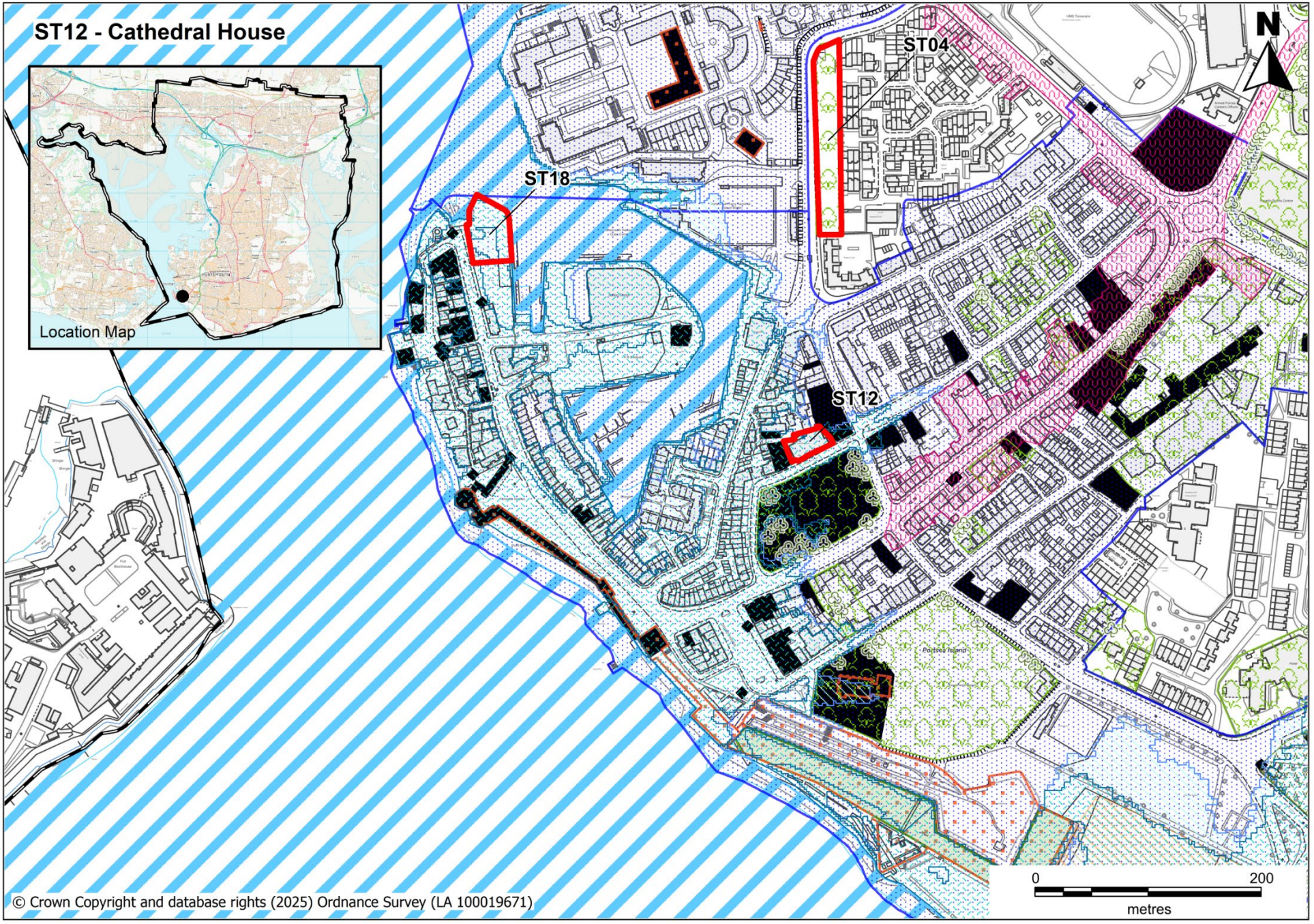
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

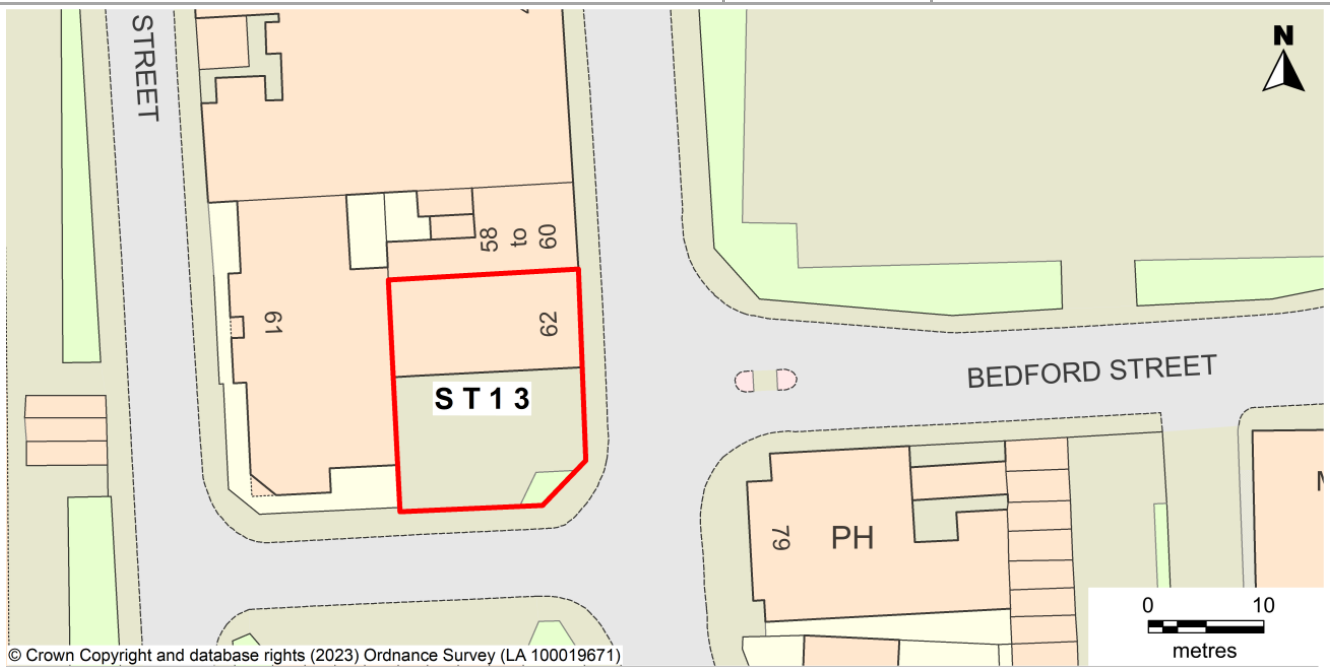
Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements and aspirations**
6-10 years:	**8**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.07**
15+ years:	**0**	**0**	Indicative Density (dph):	**114**
Total:	**8**	**0**	Assessment Outcome:	**DEVELOPABLE**


ST12 - Cathedral House
Location Map
ST04
ST18
ST12
N
0
200
metres
© Crown Copyright and database rights (2025) Ordnance Survey (LA 100019671)

ST13 - 62 Middle Street

Site Address:	**62 Middle Street**	HELAA Site Reference:	**ST13**
Ward:	**St Thomas**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of a former two storey office building and car park, forming part of a longer line of buildings, located on Middle Street, close to the City Centre. The building has recently been demolished. Neighbouring buildings include shops on the ground floor with offices above, as well as a public house and food court. There is some high rise student accommodation nearby to the north, beyond which lies the City Centre. Residential areas lie to the south and west of the site, including Somers Orchard, an area which is in the process of being redeveloped for housing, with some demolitions having already taken place. A car park sits to the east of the site, with further residential development beyond that. There is a local centre to the south east of the site.

Relevant Planning History:

20/00169/OUT - Outline application for the construction of four storey building comprising 21no. student accommodation units (Class C1) and ground floor commercial unit (Class B1A), following demolition of existing building (resubmission of 18/01968/OUT). Consent granted via appeal 04.02.2022, but lapsed on 04.02.2025.

25/00229/DOC - Application to discharge conditions 4(a,b and c), 9a and 10a of planning permission 20/00169/OUT (contaminated land, biodiversity and sound insulation). Was pending decision until original consent lapsed.

25/00236/NMA - Application for non material amendment to planning permission 20/00169/OUT in order to remove the number of storeys from the description of development. Withdrawn 24.04.2025.

25/00487/DEM - Application to demolish a building under Schedule 2, Par 11, Class B of the Town and County Planning (General Permitted Development (England)) Order 2015, as amended. Prior notification required and granted 20.05.2025.

25/00590/FUL - Construction of five-storey building comprising student residential accommodation and commercial floor space (Class E) at ground floor level. Application form indicates this would be for 21 beds. Pending decision.

Suitability:

Suitable - The site is suitable for residential development as demonstrated by the now lapsed planning permission for student accommodation.

Adjacent to the south and west of the site is Somers Orchard, which is proposed for allocation in the PLP under policy PLP15: Somers Orchard for 566 dwellings and related regeneration of the wider site following demolition of two tower blocks.

The building is part of a row of buildings, so if demolition rather than conversion is to be proposed, impact on the adjacent buildings would need to be taken into account.

King Street Conservation Area is nearby to the south, and there are some Listed Buildings nearby.

There is an AQMA nearby to the north west.

Availability:

Available - The landowner has confirmed the site is available for development.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

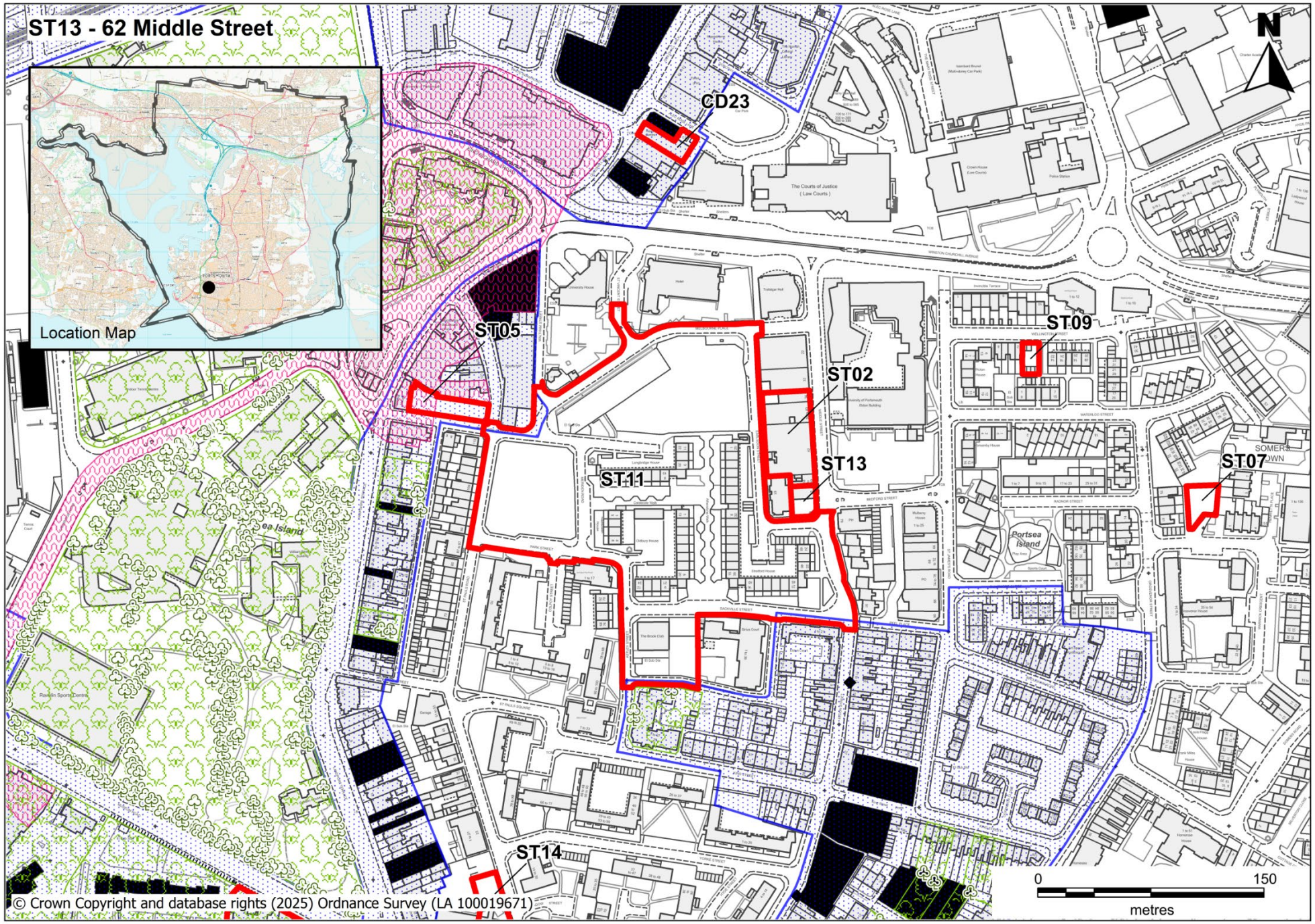
Future development potential of site:

Developable - There is a reasonable prospect that the site will be developed for residential use in years 6-10.

ST13 - 62 Middle Street

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Lapsed planning permission**
6-10 years:	**8***	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**0**	**0**	Gross Site Area (Ha):	**0.03**
15+ years:	**0**	**0**	Indicative Density (dph):	**266**
Total:	**8***	**0**	Assessment Outcome:	**DEVELOPABLE**

***This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number in the pending planning permission due to this being for student accommodation.**


ST13 - 62 Middle Street
Location Map
CD23
ST05
ST02
ST09
ST13
ST11
ST07
ST14
N
0
150
metres
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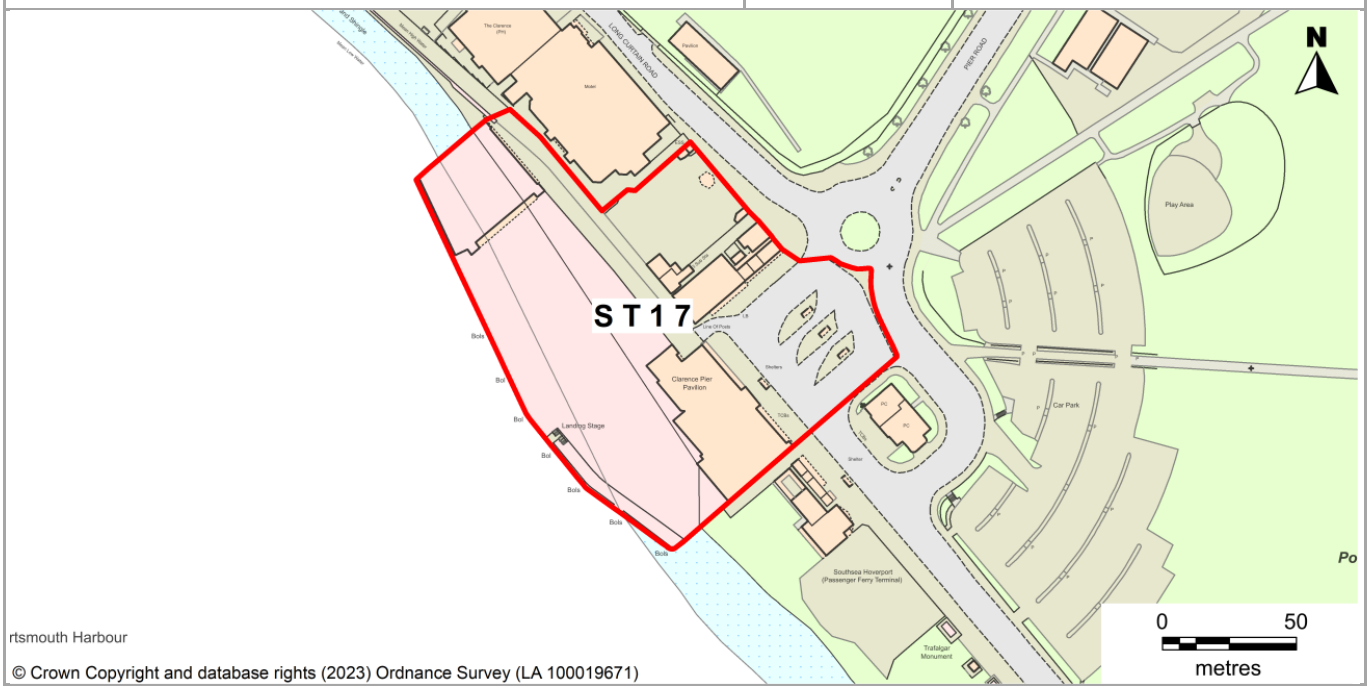
ST17 - Clarence Pier

Site Address:	**Clarence Pier**	HELAA Site Reference:	**ST17**
Ward:	**St Thomas**	HELAA Category:	**Housing**



Description of the existing site and its surroundings:

The site consists of Clarence Pier, largely occupied by an outdoor rides/funfair area, amusement arcades, and Treasure Island Adventure Golf. There is also a bus interchange and roads within the site. The south western part of the site is on the coast, and represents a prominent location. There is a hotel adjacent to the north of the site, and an area being used by contractors building new flood defences is located to the north of the hotel. To the east is the Seafront Esplanade Car Park and Southsea Common. To the south is the beach and the sea.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is suitable for residential development but would need to be well-designed to be appropriate for the prominent location which this site sits in, on the coast.

The site is within the Coastal Zone as identified in the emerging PLP in PLP36: Coastal Zone.

Just under half of the site is within Flood Zone 3, with a small area being in Flood Zone 2.

The coastal part of the site along the south west boundary is SPA.

The whole site is located within The Seafront Conservation Area.

Southsea Common Historic Park and Garden is close by.

The Scheduled Monument of Long Curtain, King's Bastion & Spur Redoubt is located nearby to the north west.

There are a few Listed Buildings nearby to the south.

Some small areas of the site, close to the shoreline are within areas of flooding that are 3.3% or greater AEP. Development of these areas should preferably be avoided, and mitigation will be needed if development is to be located in any of those areas.

Availability:

Available - The landowner has confirmed the site is available for development.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

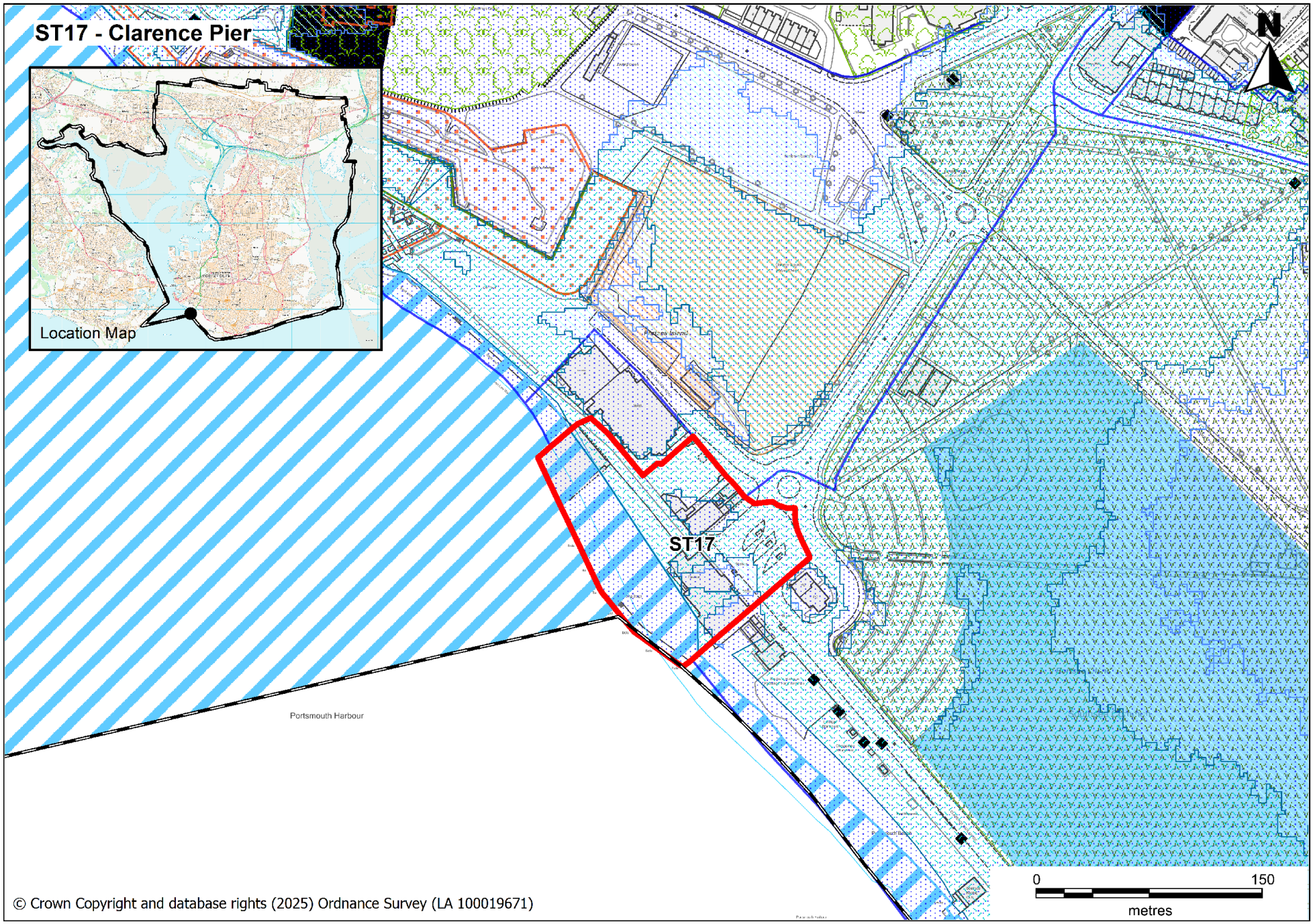
Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use in years 6-10 and 11-15.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Landowner or Business requirements or aspirations**
6-10 years:	**100**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**100**	**0**	Gross Site Area (Ha):	**1.58**

ST17 - Clarence Pier

15+ years:	**0**	**0**	Indicative Density (dph):	**127**
Total:	**200**	**0**	Assessment Outcome:	**DEVELOPABLE**


ST17 - Clarence Pier
Location Map
ST17
Portsmouth Harbour
N
0
150
metres
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Appendix 7: Classification of all HELAA sites

Site Name	HELAA Site Category	Classification	Relevant Appendix
BA01 - Coniston Avenue	Housing	Developable	4
BA02 - West of Milton Road (Copnor Bridge)	Housing	Developable	4
BA03 - Garages on Kendal Avenue	Housing	Discounted at Stage 1	1C
BA04 - The Good Companion Public House	Housing	Discounted at Stage 1	1C
BA05 - The Stacey Centre, Walsall Road	Housing	Discounted at Stage 1	1C
BA06 - Ambulance Station, Eastern Road	Housing	Discounted at Stage 1	1C
BA07 - Cheslyn Road Garages	Housing	Discounted at Stage 1	1C
BA08 - Langstone Shore Church	Housing	Discounted at Stage 1	1C
BA09 - 2 Dudley Road	Housing	Planning Permission	1B
BA10 - 104-106 Milton Road	Housing	Planning Permission	1B
CD01 - Wardroom	Housing	Developable	4
CD02 - Car Park, Crasswell Street	Housing	Discounted at Stage 1	1C
CD03 - Cressy Road Garages	Housing	Outside Scope of HELAA	1A
CD04 - The Invincible, Wickham Street	Housing	Developable	4
CD05 - Car Park, College Street	Housing	Discounted at Stage 1	1C
CD06 - Rosemary Lane Garages	Housing	Discounted at Stage 1	1C
CD07 - Bridge Centre, Fratton	Housing	Developable	4
CD08 - Block adj Windsor House, Canal Road	Housing	Outside Scope of HELAA	1A
CD09 - Kilmiston Close	Housing	Outside Scope of HELAA	1A
CD10 - Maxstoke Close Car Park	Housing	Developable	4
CD11 - 27-29 Kingstone Road	Housing	Outside Scope of HELAA	1A
CD12 - 86 Lake Road	Housing	Planning Permission	1B
CD13 - HMS Nelson	Housing	Discounted at Stage 1	1C
CD14 - 121 Blackfriars Road	Housing	Planning Permission	1B
CD15 - Hertford Place	Housing	Developable	4
CD16 - Matalan Outlet and Car Park	Mixed Use	Deliverable	3
CD17 - City Centre North	Mixed Use	Deliverable	3
CD18 - Debenhams Commercial Road	Mixed Use	Deliverable	3
CD19 - EC Roberts, Crasswell Street	Housing	Discounted at Stage 1	1C
CD20 - Durham Street	Housing	Discounted at Stage 1	1C
CD21 - East of Somers Road	Housing	Discounted at Stage 1	1C
CD22 - 30 Arundel Street	Housing	Planning Permission	1B
CD23 - 27 Guildhall Walk	Housing	Outside Scope of HELAA	1A
CD25 - Portsmouth Mail Centre	Housing	Deliverable	3
CD26 - Land adjacent Catherine House	Housing	Developable	4
CD27 - Hippodrome House	Housing	Planning Permission	1B
CD28 - 2-10 Edinburgh Road	Housing	Developable	4
CD29 - 28-42 Lake Road	Housing	Outside Scope of HELAA	1A
CD30 - 41-47 Arundel Street	Housing	Developable	4

CD31 - 194-198 Commercial Road	Housing	Developable	4
CD32 - 200-204 Commercial Road	Housing	Developable	4
CD34 - Tesco/NCP, Crasswell Street	Housing	Developable	4
CD35 - 42 Kent Street, Groundlings Theatre	Housing	Developable	4
CD36 - 12-28 Arundel St	Housing	Developable	4
CD37 - Arundel Street - Shopmobility	Housing	Developable	4
CD38 - Herbert Street	Housing	Discounted at Stage 1	1C
CD39 - Flathouse Road	Housing	Discounted at Stage 1	1C
CD40 - North of Fitzherbert St	Housing	Outside Scope of HELAA	1A
CD41 - 1-11 Frederick Street	Housing	Outside Scope of HELAA	1A
CD42 - 299 Commercial Road	Housing	Outside Scope of HELAA	1A
CD43 - Church St Car Park	Housing	Outside Scope of HELAA	1A
CD44 - Texaco	Housing	Outside Scope of HELAA	1A
CD45 - Adj. Andrew Bell Street	Housing	Outside Scope of HELAA	1A
CD46 - Market Way Car Park	Housing	Outside Scope of HELAA	1A
CD47 - West of Commercial Road	Housing	Outside Scope of HELAA	1A
CD48 - Lake Road Island	Housing	Outside Scope of HELAA	1A
CD49 - 242 Commercial Road	Housing	Outside Scope of HELAA	1A
CD50 - Greggs - Nationwide, Commercial Road	Housing	Developable	4
CD51 - 122 Commercial Road	Housing	Outside Scope of HELAA	1A
CD52 - Corner of Station Street/Commercial Road	Housing	Outside Scope of HELAA	1A
CD53 - Station Road Car Park	Housing	Outside Scope of HELAA	1A
CD54 - Former Victoria Swimming Pool	Housing	Discounted at Stage 1	1C
CD55 - Co-op/Drift	Housing	Discounted at Stage 1	1C
CD56 - Telephone Exchange	Housing	Discounted at Stage 1	1C
CD57 - Corner of Guildhall Walk	Housing	Discounted at Stage 1	1C
CD58 - Alec Rose Lane Car Park	Housing	Discounted at Stage 1	1C
CD59 - Isambard K Brunel Car Park	Housing	Discounted at Stage 1	1C
CD60 - Police Station	Housing	Discounted at Stage 1	1C
CD61 - 2 and 4 Charlotte Street	Housing	Outside Scope of HELAA	1A
CD62 - 13 Edinburgh Road	Housing	Outside Scope of HELAA	1A
CD63 - 158 Commercial Road	Housing	Outside Scope of HELAA	1A
CD64 - 187-189 Commercial Road	Housing	Outside Scope of HELAA	1A
CD65 - 117-127 Fratton Road (Former Fratton Cinema)	Housing	Developable	4
CD67 - Royal British Legion, Lucknow Street/ Fratton Road	Housing	Discounted at Stage 1	1C

CD68 - Corner of Arundel St and Gratton Road (Farmfoods etc.)	Housing	Discounted at Stage 1	1C
CD69 - Halfords, Fratton Road	Housing	Discounted at Stage 1	1C
CD70 - 189-195 Fratton Road	Housing	Discounted at Stage 1	1C
CD71 - Seymour Close Parking Area	Housing	Discounted at Stage 1	1C
CD72 - Jewsons, Blackfriars Road	Housing	Discounted at Stage 1	1C
CD73 - Maitland Street	Housing	Discounted at Stage 1	1C
CD74 - 9 Arundel Street	Housing	Planning Permission	1B
CD75 - Venture Tower, Fratton Road	Housing	Developable	4
CD76 - Car Park, Staunton Street	Housing	Discounted at Stage 2	2
CD77 - 163-173 Commercial Road	Employment	Discounted at Stage 1	1C
CD78 - Nelson Village	Housing	Outside Scope of HELAA	1A
CD79 - Land at Flathouse Road	Employment	Planning Permission	1B
CD80 - First and Second Floors, 229-331 Commercial Road	Housing	Planning Permission	1B
CD81 - Former Ambulance Station, Leopard Street	Housing	Planning Permission	1B
CD82 - 4 Sovereign Gate, 308-314 Commercial Road	Housing	Planning Permission	1B
CD83 - 227 Flat Commercial Road	Housing	Planning Permission	1B
CD84 - Kingsway Buildings, Kingston Road	Housing	Planning Permission	1B
CD85 - 39 Charlotte Street	Housing	Planning Permission	1B
CD86 - 11 Edinburgh House	Housing	Planning Permission	1B
CD87 - 3 Sovereign Gate, 3083-14 Commercial Road	Housing	Planning Permission	1B
CD88 - 35-37 Fratton Road	Housing	Planning Permission	1B
CD89 - 17-23 Fratton Road	Housing	Planning Permission	1B
CD90 - 31-37 Charlotte Street	Housing	Planning Permission	1B
CD91 - 12A Edinburgh Road	Housing	Planning Permission	1B
CD92 - 99 Commercial Road	Housing	Planning Permission	1B
CD93 - 149-153 Somers Road	Housing	Planning Permission	1B
COP01 - Brynwell Builders Yard, 207-217 Copnor Road	Housing	Deliverable	3
COP02 - Green Lane Garages	Housing	Discounted at Stage 1	1C
COP03 - Copnor Methodist Church	Housing	Discounted at Stage 1	1C
COP04 - Land rear of Broad Oak Works	Employment	Discounted at Stage 1	1C
COP05 - Land at Airport Services Road	Employment	Discounted at Stage 1	1C
COP06 - Interchange Park	Employment	Outside Scope of HELAA	1A
COP07 - Claybank Spur	Employment	Discounted at Stage 1	1C
COP08 - 53 Burrfields	Employment	Discounted at Stage 1	1C
COP09 - Voyager Park North Portfield Road	Employment	Planning Permission	1B
COP10 - Cosmopolitan House Airport Service Road	Employment	Planning Permission	1B
COP11 - 335 Copnor Road	Housing	Planning Permission	1B
COP12 - 165 Laburnum Grove	Housing	Planning Permission	1B
COP13 - 82 Chichester Road	Housing	Planning Permission	1B
COP14 - 149 Copnor Road	Housing	Planning Permission	1B
COP15 - 53 Kensington Road	Housing	Planning Permission	1B

COP16 - 203 Copnor Road	Housing	Planning Permission	1B
COP17 - 9 Bedhampton Road	Housing	Planning Permission	1B
COP18 - 141 Kensington Road	Housing	Planning Permission	1B
COP19 - 51 Paddington Road	Housing	Planning Permission	1B
COP20 - 245 Laburnum Grove	Housing	Planning Permission	1B
COP21 - 309 Copnor Road	Housing	Planning Permission	1B
COP22 - 61 St Chad's Avenue	Housing	Planning Permission	1B
COS01 - Cosham Health Centre	Housing	Deliverable	3
COS02 - Community Centre, Cosham	Housing	Discounted at Stage 1	1C
COS03 - Westmoors, 50 London Road	Housing	Developable	4
COS04 - Former Cosham Police Station	Housing	Developable	4
COS05 - Clockhouse Centre	Housing	Developable	4
COS06 - Cosham Fire Station	Housing	Discounted at Stage 1	1C
COS07 - Edinburgh House	Housing	Planning Permission	1B
COS09 - Roebuck House	Housing	Planning Permission	1B
COS10 - Lakeside Employment Site	Employment	Developable	4
COS11 - Lynx House	Employment	Outside Scope of HELAA	1A
COS12 - TA Centre at Tudor Crescent	Housing	Discounted at Stage 1	1C
COS13 - Garage Site, Whippingham Close	Housing	Discounted at Stage 1	1C
COS14 - BT Offices	Employment	Discounted at Stage 1	1C
COS15 - Land rear of Peelers Gate	Housing	Discounted at Stage 2	2
COS16 - Rear of 40 High Street	Housing	Planning Permission	1B
COS17 - Moat Club, Salisbury Road	Housing	Planning Permission	1B
COS18 - 51 & 51A, Rear of High Street	Housing	Planning Permission	1B
COS19 - 77-79 High Street	Housing	Planning Permission	1B
COS20 - 34-36 High Street	Housing	Planning Permission	1B
COS21 - 9-10 Highbury Buildings, Portsmouth Road	Housing	Planning Permission	1B
COS22 - 54 Old Wymering Lane	Housing	Planning Permission	1B
COS23 - 40 High Street	Housing	Planning Permission	1B
COS24 - 178 Highbury Grove	Housing	Planning Permission	1B
COS25 - Cosham Royal British Legion, Sixth Avenue	Housing	Planning Permission	1B
COS26 - 180 Hawthorn Crescent	Housing	Planning Permission	1B
COS27 - 61 Shop rear of High Street	Housing	Planning Permission	1B
COS28 - Tower Block, Highbury College, Tudor Crescent	Housing	Planning Permission	1B
CS01 - 139-141 Goldsmith Avenue	Housing	Discounted at Stage 1	1C
CS02 - 163 Goldsmith Avenue	Housing	Discounted at Stage 1	1C
CS03 - 1664-168 Haslmere Road, Southsea (Kitchen & Carpet Ship)	Housing	Discounted at Stage 1	1C
CS04 T & H Contract Services	Housing	Discounted at Stage 1	1C
CS05 - 6-8 Victoria Road North	Housing	Outside Scope of HELAA	1A
CS06 - 227-331 Goldsmith Avenue	Housing	Deliverable	3
CS07 - 62 Fawcett Road	Housing	Planning Permission	1B
CS08 - 38 Lawrence Road	Housing	Planning Permission	1B
CS09 - 2 Manners Road	Housing	Planning Permission	1B
CS10 - 608 Delamere Road	Housing	Planning Permission	1B
CS11 - 147A Albert Road	Housing	Planning Permission	1B
CS12 - 150 Fawcett Road	Housing	Planning Permission	1B
CS13 - 102-104 Fawcett Road	Housing	Planning Permission	1B
CS14 - 43 Fawcett Road	Housing	Planning Permission	1B
CS15 - Christadelphian Hall, Devonshire Avenue	Housing	Planning Permission	1B

CS16 - Upper Maisonette, 1A Devonshire Avenue	Housing	Planning Permission	1B
CS18 - 45-47 Fawcett Road	Housing	Planning Permission	1B
CS19 - 181 Albert Road	Housing	Planning Permission	1B
CS20 - 30 Cleveland Road	Housing	Planning Permission	1B
CS21 - 18 Lawson Road	Housing	Planning Permission	1B
CS22 - Cambell Mansions, Cambell Road	Housing	Planning Permission	1B
CS23 - Shop, 106 Fawcett Road	Housing	Planning Permission	1B
DF02 - Karen Avenue	Housing	Developable	4
DF03 - East Lodge (northern paddock)	Housing	Discounted at Stage 2	2
DF04 - Land at Portsmouth Water Works, Farlington	Housing	Discounted at Stage 1	1C
DF05 - Land at Hoylake Road	Housing	Discounted at Stage 1	1C
DF06 - East Lodge Farm	Housing	Discounted at Stage 2	2
DF07 - Court Lane Depot	Housing	Discounted at Stage 1	1C
DF08 - Site West, Walton Road	Employment	Discounted at Stage 1	1C
DF09 - Former Saacke Ltd	Employment	Outside Scope of HELAA	1A
DF10 - Garages south of Copper Beech Drive, Drayton	Housing	Discounted at Stage 1	1C
DF11 - East Lodge Farm (non PCC owned)	Housing	Discounted at Stage 1	1C
DF12 - Land at Aldsworth Close	Housing	Discounted at Stage 1	1C
DF13 - Land South and East of Lodge Farm	Housing	Outside Scope of HELAA	1A
DF14 - Thirty Two Acres, Eastern Road	Housing	Discounted at Stage 1	1C
DF15 - Unit 3 Grove Road	Employment	Planning Permission	1B
DF16 - Railway Triangle Unit B Walton Road	Employment	Planning Permission	1B
DF17 - 6 Fitzherbert Road	Employment	Planning Permission	1B
DF18 - 11 Prinsted Crescent	Housing	Planning Permission	1B
DF19 - Alfa Romeo Showroom, 111-113 Havant Road	Housing	Planning Permission	1B
DF20 - 258 Havant Road	Housing	Planning Permission	1B
DF21 - Land Between 9-11 Manor Crescent	Housing	Planning Permission	1B
DF22 - 32 Binness Way	Housing	Planning Permission	1B
EC01 - Fraser Range	Housing	Deliverable	3
EC02A - Land at Halliday Crescent	Housing	Outside Scope of HELAA	1A
EC02B - Land at Halliday Crescent	Housing	Developable	4
EC04 - Royal Marine Museum	Housing	Discounted at Stage 1	1C
EC05 - Tokar Street Garages	Housing	Outside Scope of HELAA	1A
EC06 - Morley Road Garages	Housing	Outside Scope of HELAA	1A
EC07 - 4 Waverley Road	Housing	Discounted at Stage 1	1C
EC08 - 1A Beatrice Road	Housing	Planning Permission	1B
EC09 - 5 Helena Road	Housing	Planning Permission	1B
EC10 - Royal Beach Hotel (East Wing) 1 St Helens Parade	Housing	Planning Permission	1B
EC11 - Southsea Marina, Fort Cumberland Road	Housing	Developable	4
EC12 - Day Centre, Henderson Road	Housing	Discounted at Stage 1	1C

EC13 - 58 Cromwell Road	Housing	Outside Scope of HELAA	1A
EC14 - Eastney Swimming Pool	Housing	Deliverable	3
EC15 - 32 Waverley Road	Housing	Planning Permission	1B
EC16 - 26 Waverley Road	Housing	Planning Permission	1B
EC17 - 8-10 Oceans Apartments, St Helens Parade	Housing	Planning Permission	1B
EC18 - 2-6 Spencer Road	Housing	Planning Permission	1B
EC19 - 40 Waverley Road	Housing	Planning Permission	1B
EC20 - 5 Festing Grove	Housing	Planning Permission	1B
EC22 - 16 Allens Road	Housing	Planning Permission	1B
EC23 - 37 Henderson Road	Housing	Planning Permission	1B
FR01 - 2-4 Kingston Road	Housing	Discounted at Stage 1	1C
FR02 - Car Sales, Cornwall Road	Housing	Discounted at Stage 1	1C
FR03 - Nancy Road Car Park	Housing	Discounted at Stage 1	1C
FR04 - 46-50 Kingston Road	Housing	Planning Permission	1B
FR05 - 140-146 Fratton Road	Housing	Discounted at Stage 1	1C
FR06 - St Wilfrids Church, 49 George Street	Housing	Deliverable	3
FR07 - Land to rear of 236-244 Fratton Road	Housing	Outside Scope of HELAA	1A
FR08 - 69 St Mary's Road	Housing	Planning Permission	1B
FR09 - 91-103 New Road	Housing	Planning Permission	1B
FR10 - 37 Toronto Road	Housing	Planning Permission	1B
FR11 - 54-56 Kingston Road	Housing	Planning Permission	1B
FR12 - 86 London Road	Housing	Planning Permission	1B
FR13 - 51 New Road	Housing	Planning Permission	1B
FR14 - 212 Powerscourt Road	Housing	Planning Permission	1B
FR15 - 95 Queens Road	Housing	Planning Permission	1B
FR16 - Land to rear of 188-190 Kingston Road	Housing	Planning Permission	1B
FR17 - 267 New Road	Housing	Planning Permission	1B
FR18 - 85 Copnor Road	Housing	Planning Permission	1B
FR19 - 57 Queens Road	Housing	Planning Permission	1B
FR20 - 78 Queens Road	Housing	Planning Permission	1B
FR21 - 78 George Street	Housing	Planning Permission	1B
FR22 - 249 New Road	Housing	Planning Permission	1B
HI01 - Hilsea Lodge (Highgrove)	Housing	Developable	4
HI02 - Land of former supermarket Stubbington Avenue	Housing	Developable	4
HI03 - Clinic south of Alexandra Lodge (Doyle Avenue)	Housing	Outside Scope of HELAA	1A
HI04 - Land at Pompey Health and Fitness Club	Housing	Developable	4
HI05 - Land to west of Gatcombe Gardens	Housing	Discounted at Stage 2	2
HI06 - The News Centre	Housing	Developable	4
HI07 - 90a Compton Road	Housing	Outside Scope of HELAA	1A
HI08 - Museum Store, Copnor Road	Housing	Discounted at Stage 1	1C
HI09 - Vauxhall Showroom (London Road)	Housing	Discounted at Stage 1	1C
HI10 - Land South of Horsea Lane, Matapan Road development open space)	Housing	Discounted at Stage 1	1C
HI11 - TA Centre at Peronne Close	Housing	Discounted at Stage 1	1C
HI12 - Walden Studios, 128-136 London Road	Housing	Discounted at Stage 1	1C
HI13 - Territorial Army Centre, Peronne Road	Housing	Developable	4

HI14 - Land at Midway Road	Housing	Discounted at Stage 1	1C
HI15 - Land South of Limberline Road	Employment	Planning Permission	1B
HI16 - Skill Centre Limberline Spur	Employment	Planning Permission	1B
HI17 - 1 Oriel Road	Housing	Planning Permission	1B
HI18 - 152-154 London Road	Housing	Planning Permission	1B
HI19 - 78 Oriel Road	Housing	Planning Permission	1B
HI20 - 444-450 London Road	Housing	Planning Permission	1B
HI21 - 8 St Chad's Avenue	Housing	Planning Permission	1B
HI22 - 12 Thurbern Road	Housing	Planning Permission	1B
HI23 - 19 Peronne Road	Housing	Planning Permission	1B
HI24 - 51 Shadwell Road	Housing	Planning Permission	1B
HI26 - 121 Balfour Road	Housing	Planning Permission	1B
HI27 - 54 Montague Road	Housing	Planning Permission	1B
HI29 - 43 Shadwell Road	Housing	Planning Permission	1B
HI30 - 26 Fearon Road	Housing	Planning Permission	1B
HI31 - Montague Road	Housing	Planning Permission	1B
HI32 - 140 Gladys Avenue	Housing	Planning Permission	1B
MI01 - St James' Hospital and Langstone Campus	Housing	Deliverable	3
MI02 - Fratton Park and the Pompey Centre	Housing	Developable	4
MI03 - 143 Milton Road	Housing	Discounted at Stage 1	1C
MI04 - Eastney Health Centre	Housing	Discounted at Stage 1	1C
MI05 - Goldsmith Avenue	Housing	Developable	4
MI06 - Portsmouth Adoption Centre	Housing	Discounted at Stage 1	1C
MI07 - 185-191 Highland Road	Housing	Deliverable	3
MI08 - Land at Eastney Road	Housing	Discounted at Stage 1	1C
MI09 - Milton Park Garages, Eastney Road	Housing	Discounted at Stage 1	1C
MI10 - Broom Square	Housing	Discounted at Stage 1	1C
MI11 - Southsea Works Rodney Road	Employment	Planning Permission	1B
MI12 - 9 Towpath Mead, Meryl Road	Housing	Planning Permission	1B
MI13 - Former Frank Sorrell Centre, Prince Albert Road	Housing	Planning Permission	1B
MI14 - 167-169 Highland Road	Housing	Planning Permission	1B
MI15 - 162 Milton Road	Housing	Planning Permission	1B
MI16 - 171 Eastney Road	Housing	Planning Permission	1B
MI17 - 77Z Meon Road	Housing	Planning Permission	1B
MI18 - Hartford Court Care Home, Catherington Place	Housing	Planning Permission	1B
NE01 - Connect Centre, Kingston Crescent	Housing	Developable	4
NE02 - Smeaton Street Garages	Housing	Discounted at Stage 1	1C
NE03 - Former Police Station Kingston Crescent	Housing	Developable	4
NE05 - 205 London Road	Housing	Developable	4
NE06 - Blue Anchor PH, 2 London Road	Housing	Developable	4
NE07 - Former Barclays 82 London Road	Housing	Planning Permission	1B
NE08 - Rear of Former Odeon Cinema 92/96 London Road	Housing	Outside Scope of HELAA	1A
NE09 - 98 London Road	Housing	Developable	4
NE10 - Stamshaw and Tipner Leisure Centre, Wilson Road	Housing	Discounted at Stage 1	1C
NE11 - Gladys Avenue Laundry	Housing	Discounted at Stage 1	1C
NE12 - 223 Kingston Road	Housing	Discounted at Stage 1	1C

NE13 - Corner of Derby Road and London Road, North End	Housing	Discounted at Stage 1	1C
NE14 - North End Mall	Housing	Discounted at Stage 1	1C
NE15 - Land to the rear of Stamshaw Road	Housing	Discounted at Stage 1	1C
NE16 - Childe Square	Housing	Discounted at Stage 1	1C
NE17 - 118 London Road	Housing	Outside Scope of HELAA	1A
NE18 - Tipner East	Housing	Deliverable	3
NE19 - Tipner West	Mixed Use	Developable	4
NE20 - 305-307 Twyford Avenue	Housing	Planning Permission	1B
NE22 - Land at Heathfield Road	Housing	Developable	4
NE23 - 77 London Road	Housing	Planning Permission	1B
NE24 - 125 & 131 Land between Emsworth Road	Housing	Planning Permission	1B
NE25 - 91-93 London Road	Housing	Planning Permission	1B
NE26 - 97 London Road	Housing	Planning Permission	1B
NE27 - 38 London Road	Housing	Planning Permission	1B
NE28 - 16 North End Avenue	Housing	Planning Permission	1B
NE29 - 25 London Road	Housing	Planning Permission	1B
NE30 - 58 Pitcroft Road	Housing	Planning Permission	1B
NE31 - 48 Store adjacent Bevis Road	Housing	Planning Permission	1B
NE32 - 18 Derby Road	Housing	Planning Permission	1B
NE33 - 9 Chichester Road	Housing	Planning Permission	1B
NE34 - 1 Tipner Green	Housing	Planning Permission	1B
NE35 - 93 Gladys Avenue	Housing	Planning Permission	1B
NE36 - 87 Chichester Road	Housing	Planning Permission	1B
NE37 - 101 Gladys Avenue	Housing	Planning Permission	1B
NE38 - Flat First Floor, 42 Angerstein Road	Housing	Planning Permission	1B
NE39 - 85 Gladys Avenue	Housing	Planning Permission	1B
NE40 - 50 Northern Parade	Housing	Planning Permission	1B
NE41 - Osborn House, 165-177 Stamshaw Road	Housing	Planning Permission	1B
PA01 - Port Solent	Housing	Developable	4
PA02 - Longdean Lodge (Patey Court)	Housing	Outside Scope of HELAA	1A
PA03 - 140 Southampton Road	Housing	Developable	4
PA04 - Beacon View Academy	Housing	Discounted at Stage 1	1C
PA05A - Land West of Portsdown Technology Park	Employment	Deliverable	3
PA06 - Portsdown Main	Employment	Discounted at Stage 1	1C
PA08 - Land at Marsden Road, Paulsgrove	Housing	Discounted at Stage 1	1C
PA09 - Land at the end of Browning Avenue	Housing	Discounted at Stage 2	2
PA10 - Garages at Dursley Crescent	Housing	Discounted at Stage 1	1C
PA11 - Paddocks Adjacent to Beverston Road	Housing	Discounted at Stage 1	1C
PA12 - Hillsley Road Garages	Housing	Discounted at Stage 1	1C
PA13 - Land at Mortimer Road	Housing	Discounted at Stage 1	1C
PA14 - Chalk Pit Road	Housing	Discounted at Stage 1	1C
PA15 - Land at Bude Close	Housing	Outside Scope of HELAA	1A
PA16 - Amenity Land, Newbolt Road and Bodmin Road	Housing	Developable	4

PA17 - Chalfont Diving Group West Bund Road	Employment	Planning Permission	1B
PA18 - 2 Westbury Close	Housing	Planning Permission	1B
PA19 - 67 Raymond Road	Housing	Planning Permission	1B
PA20 - 4A Tarleton Road	Housing	Planning Permission	1B
PA21 - 38 Collington Crescent	Housing	Planning Permission	1B
PA23 - 208 Southampton Road	Housing	Planning Permission	1B
SJ01 - Southsea Debenhams, Palmerston Road	Mixed Use	Planning Permission	1B
SJ02 - 71-73 Palmerston Road	Housing	Outside Scope of HELAA	1A
SJ03 - 9 Osbourne Road	Housing	Outside Scope of HELAA	1A
SJ04 - 61-63 Marmion Road	Housing	Developable	4
SJ05 - 11-12 South Parade	Housing	Outside Scope of HELAA	1A
SJ06 - Knight & Lee, Palmerston Road, Southsea	Employment	Planning Permission	1B
SJ08 - Former Grosvenor Casino, Osbourne Road	Housing	Outside Scope of HELAA	1A
SJ09 - White Heather Garage	Housing	Discounted at Stage 1	1C
SJ10 - Malvern Road Garages	Housing	Discounted at Stage 1	1C
SJ11 - Tonbridge Street	Housing	Discounted at Stage 1	1C
SJ12 - 82-88 Clarendon Road	Housing	Developable	4
SJ13 - Car Park, The Strand	Housing	Discounted at Stage 1	1C
SJ14 - Ashby Place Car Park	Housing	Discounted at Stage 1	1C
SJ15 - Former St John's College Southsea	Housing	Planning Permission	1B
SJ16 - Wimbledon Park Sports Centre	Housing	Developable	4
SJ17 - Queen's Hotel and Grosvenor Casino	Housing	Developable	4
SJ18 - Portland Hotel, 38 Kent Road	Housing	Planning Permission	1B
SJ19 - 7 Osbourne Road	Housing	Planning Permission	1B
SJ20 - Albermarle House, Osbourne Road	Housing	Planning Permission	1B
SJ21 - 141 Albert Road	Housing	Planning Permission	1B
SJ22 - Hayfield, 1 Nelson Road	Housing	Planning Permission	1B
SJ23 - 19 Beach Road	Housing	Planning Permission	1B
SJ24 - First Floor, 65 Osborne Road	Housing	Planning Permission	1B
SJ25 - 19A Clarendon Road	Housing	Planning Permission	1B
SJ26 - 4B Clarendon Road	Housing	Planning Permission	1B
SJ27 - 31A Wimbledon Park Road	Housing	Planning Permission	1B
SJ28 - 24 Beach Road	Housing	Planning Permission	1B
SJ29 - Park House, 1 Clarence Parade	Housing	Planning Permission	1B
SJ30 - 8 Beach Road	Housing	Planning Permission	1B
SJ31 - 17 Merton Road	Housing	Planning Permission	1B
SJ32 - Brankesmere House, Queens Crescent	Housing	Planning Permission	1B
SJ33 - 111 Palmerston Road	Housing	Planning Permission	1B
SJ34 - 4 Dagmar Mews, Auckland Road East	Housing	Planning Permission	1B
SJ35 - Ragland House, 4 Clarence Parade	Housing	Planning Permission	1B
SJ36 - 30 Victoria Road South	Housing	Planning Permission	1B
SJ37 - 25 Beach Road	Housing	Planning Permission	1B
SJ38 - Kingston House, Netley Road	Housing	Planning Permission	1B
SJ39 - 133-135 Albert Road	Housing	Planning Permission	1B
SJ40 - Flat 2, 50 Osborne Road	Housing	Planning Permission	1B
SJ41 - 65 Palmerston Road	Housing	Planning Permission	1B
SJ42 - 73-75 Marmion Road	Housing	Planning Permission	1B
SJ43 - 61A Osborne Road	Housing	Planning Permission	1B

ST01 - City Records Office	Housing	Developable	4
ST02 - Middle Street	Housing	Developable	4
ST03 - Open Space at Stone Street	Housing	Deliverable	3
ST04 - Wightlink Car Park	Housing	Developable	4
ST05 - Wellington Street Garages	Housing	Discounted at Stage 1	1C
ST06 - Gibson Centre	Housing	Outside Scope of HELAA	1A
ST07 - Derelict Land, Warwick Crescent	Housing	Developable	4
ST08 - High Street Garages	Housing	Outside Scope of HELAA	1A
ST09 - Wellington Street Garages	Housing	Discounted at Stage 1	1C
ST10 - 5 Somers Road	Housing	Planning Permission	1B
ST11 - Somers Orchard	Housing	Developable	4
ST12 - Cathedral House	Housing	Developable	4
ST13 - 62 Middle Street	Housing	Developable	4
ST14 - 7 Kings Road, Southsea	Housing	Planning Permission	1B
ST16 - Bedford Street Garages	Housing	Discounted at Stage 1	1C
ST17 - Clarence Pier	Housing	Developable	4
ST18 - Former Wightlink Workshops, 102 Broad Street	Housing	Discounted at Stage 1	1C
ST19 - Fontenoy House, Grand Parade	Housing	Planning Permission	1B
ST20 - 42-44 Great Southsea Street	Housing	Planning Permission	1B
ST21 - 35 Pembroke Road	Housing	Planning Permission	1B
ST22 - Workship, 6 Oyster Mews, French Street	Housing	Planning Permission	1B
ST23 - 17 First Floor Pembroke Road	Housing	Planning Permission	1B
ST24 - 45 Broad Street	Housing	Planning Permission	1B
ST25 - Empire House, 5 Kings Road	Housing	Planning Permission	1B
ST26 - 56-60 Great Southsea Street	Housing	Planning Permission	1B
ST27 - Buckingham House, 11 High Street	Housing	Planning Permission	1B
ST28 - 17 Royal Naval Club & Royal Yacht Club, Pembroke Road	Housing	Planning Permission	1B
TS01 - Spitbank Fort, The Solent	Housing	Planning Permission	1B

Appendix 8: Glossary

Term	Acronym	Definition
Achievable		A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.
Air Quality Management Area	AQMA	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Annual Exceedance Probability	AEP	The probability of a flood event occurring in any given year.
Available		A site is considered 'available' for development when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development.
Biodiversity		The range and diversity of life in all its forms, including plants, animals and micro-organisms, their habitats and the ecosystems within which they live and interact.
Biodiversity Net Gain	BNG	A way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.
Brownfield land (also known as 'Previously developed land')		Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Brownfield Land Register	BLR	Register of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to the criteria set out in the Town and Country Planning (Brownfield Land Register) Regulations 2017.
Call for Sites		An opportunity for landowners, developers, businesses, parish councils, neighbourhood forums and local interest groups to suggest possible sites that may be suitable for development.
Candidate Sites (in relation to the network of supporting habitat identified by the Solent Wader and Brent Goose Strategy)		Sites that have records of high numbers of birds (max count equal to or greater than 100) and/or a total score equal to or greater than 1 in the 3 metrics: GB Importance, SPA Importance and SPA Assemblage but have less than 3 records in total
Conservation Area		Local authorities have the power to designate conservation areas, which are areas of special architectural and/or historic interest.

Core Areas (in relation to the network of supporting habitat identified by the Solent Wader and Brent Goose Strategy)		Sites that have either: a network value; and/or the max score of 7 in the 3 metrics: GB Importance, SPA Importance and SPA Assemblage; and/or a max count of bird use of 1000 or more.
Core Commercial Area		The core part of town centres, as defined on the Portsmouth Local Plan Policies Map. Where a diversity of retail, commercial, leisure, culture, civic and service uses are concentrated.
Deliverable (in terms of housing)		To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular: a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
Defence Infrastructure Organisation	DIO	The DIO is the estate expert for defence, supporting the armed forces to enable military capability by planning, building, maintaining, and servicing infrastructure. The DIO is part of the Ministry of Defence.
Density (in the case of residential)		A measurement of the number of dwellings per hectare.
Developable (in terms of housing)		To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
District Centres		A group of shops and some service outlets serving part of an urban area and providing a geographic focus for it, separate from the town centre but with more variety than local centres.
Flood Zone 1		Land having less than 0.1% annual probability of river or sea flooding.
Flood Zone 2		Land having between 0.1% - 1% annual probability of flooding from rivers, or between 0.1% - 0.5% annual probability of flooding from the sea, and accepted recorded flood outlines.
Flood Zone 3a		Land having 1% or greater annual probability of flooding from rivers, or 0.5% or greater annual probability of flooding from the sea.
Flood Zone 3b: The Functional Floodplain		This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise: land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding). Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the

		Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)
Greenfield		Land (or a defined site) usually farmland or amenity space, that has not previously been developed.
Heritage Assets		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. This includes both designated and undesignated heritage assets.
Housing and Economic Land Availability Assessment	HELAA	The purpose of a HELAA is to identify a future supply of land which is suitable, available and achievable for housing and economic development over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land. It can also inform as well as make use of sites in brownfield registers.
House(s) in Multiple Occupation	HMO(s)	Shared dwelling houses occupied by three or more unrelated people who share basic amenities such as a kitchen and/or bathroom. In terms of planning 'use classes,' these are defined as use class C4 if occupied by between 3 and 6 people. HMOs occupied by more than six people are 'sui generis' in planning terms.
Listed Buildings		Buildings of special architectural or historic interest with legal protection. They can be listed at Grade II, II* or I.
Local Centres		A small group of shops and perhaps limited-service outlets of a local nature (for example, a suburban housing estate) serving a small catchment area. Sometimes also referred to as a local neighbourhood centre.
Local Green Space	LGS	A designation introduced by the NPPF which, through local and neighbourhood plans, allows communities to identify and protect green areas of particular importance to them. LGS designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land
Local Nature Reserves	LNR	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Low Use Sites (in relation to the network of supporting habitat identified by the Solent Wader and Brent Goose Strategy)		Sites that have records of birds but in low numbers (score 0).
Neighbourhood Centre		Very small centres which provide an element of local shops and/ or service provision to the local community. Along with local centres, they provide essential goods and services to their immediate neighbourhood.
Neighbourhood Plans		A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). A neighbourhood plan will contain policies or allocations to help shape new development and support delivery of strategic policies set out in the local plan, for the neighbourhood area.
Primary Support Areas (in relation to the network of supporting habitat identified by the Solent Wader and Brent Goose Strategy)		Sites that have: a score 3-6 in the 3 metrics: GB Importance, SPA Importance and SPA Assemblage; and/or sites that score 1 in the wader metric: Species Incidence.
Ramsar Sites		Wetlands of international importance, designated under the 1971 Ramsar Convention.

Registered Park and Garden		Specially designed landscapes of particular significance, including gardens, grounds, and other planned open spaces, such as town squares.
Root Protection Area or Zone	RPA/RPZ	A layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Scheduled Monuments		Nationally importance archaeological sites. They include standing stones, burial mounds, the remains of monastic buildings and more. They can be above or below ground and can consist of remains as well as structures that are still in use.
Secondary Support Areas (in relation to the network of supporting habitat identified by the Solent Wader and Brent Goose Strategy)		Sites that have a score of 1-2 in the 4 metrics: GB Importance, SPA Importance, SPA Assemblage and Local Value.
Sites of Importance for Nature Conservation	SINC	A local site which is of substantial nature conservation value. They are also known nationally as 'Local Wildlife Sites.'
Sites of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981 as an area of land of special interest by reason of any of its flora, fauna, geological or physiographical features.
Special Areas of Conservation	SAC	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Special Protection Area	SPA	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
SPA Sites		Sites that fall within the SPA area that have bird records and thus forming part of the ecological network.
Solent Waders and Brent Goose Strategy	SWBGS	A framework that aims to identify, protect and enhance inland sites that form part of the ecological networks used by overwintering wading birds and brent geese.
Strategic Flood Risk Assessment	SFRA	A SFRA is a study carried out by a local planning authority to assess flood risk in the local plan area and the risks to and from surrounding areas. It is part of the evidence base that supports a local plan. There are two levels of SFRA. All local planning authorities need to carry out a level 1 assessment at least, and it may be necessary to expand the scope of this assessment to a more detailed level 2 assessment.
Suitable		A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.
Town Centres		Area defined on the local authority's policies map, which may include the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres, local and neighbourhood centres. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Tree Preservation Order	TPO	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a TPO may not normally be topped, lopped or felled without the consent of the local planning authority. Trees in a conservation area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990.
Windfall Sites		Sites not specifically identified in the development plan.