

Portsmouth City Council's Response to the Inspectors' Initial Questions (ID01) on the Portsmouth Local Plan

July 2026



This page is intentionally left blank

Question One

Please give reasons for concluding at paragraph 0.19 of the Plan that the Addendum and the Sustainability Appraisal ('SA') of it [KD11] were subject to consultation equivalent to the consultation on the Publication Plan.

Council's answer:

- 1.1 PCC considers that the Addendum and the Sustainability Appraisal (SA) of it (KD11) were subject to consultation equivalent to the consultation on the Publication Plan because both the consultation on the Publication Plan and the consultation on the Addendum (and the respective SA Reports, (KD09 and KD11)) have been carried out in line with regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which together require the local planning authority to make a copy of the proposed submission documents and a statement of the representations procedure available for at least six weeks.
- 1.2 Consultation on both the Publication Plan and the Addendum (and their respective SA Reports KD09 and KD11) have also been subject to the same processes, i.e. the same approach was taken to engaging with consultees and to publicising the documents in accordance with the Council's Statement of Community Involvement (KD21). Further details of the approach to consultation on the Publication Plan and on the Addendum and their respective SAs (KD09 and KD11) are set out in the Portsmouth Local Plan Submission Consultation Statement (KD34), and further details of consultation on each SA document is set out in the respective SA documents (KD11 and KD13).

Question Two

Does the recent adoption of the Winchester District Local Plan 2020-2040 have any implications for the Plan, including in respect of development requirements and unmet needs?

Council's answer:

- 2.1 Yes, it has some (albeit quite minor) implications. PCC co-operated with Winchester District Council in the preparation of Winchester District Local Plan and, as documented in paragraph 2.1.7 of the Duty to Cooperate Statement (DTC01), at the time of submission of PCC's Local Plan, it was anticipated that approximately 30% of the Winchester Local Plan unmet housing allowance (equivalent to 150 homes) would be allocated to PCC. As Winchester's Local Plan examination was still ongoing when PCC's Plan was submitted, Strategic Policy PLP16: Housing Target could not be drafted on the basis that the 150 dwelling contribution would definitely remain in the Winchester Local Plan. Consequently, the contribution from Winchester was not included in part 2 of the policy, nor in paragraph A199, both of which refer only to the contribution from Fareham's adopted Local Plan to meeting some of PCC's unmet housing needs.
- 2.2 Page 218 of Winchester's adopted Local Plan confirms that PCC will be allocated 30% of Winchester's unmet needs allowance of 495 dwellings, equating to 148.5 dwellings (PCC has rounded this down as no one can live in half a dwelling). This means part 2 of Strategic Policy PLP16 can now be amended to include the 148 homes allocated in the Winchester Local Plan. Likewise, Paragraph A199 can be amended to update the shortfall in need still to be met to 2,968, down from 3,116. Paragraph A10 can also be updated. PCC therefore proposes that the following modifications can be added to the schedule of main modifications (PCC03):

PLP16: Housing Target, part 2:

'A further contribution to unmet need (3,916 dwellings) will also be sought from neighbouring authorities through the Duty to Cooperate. This includes 800 homes allocated in the Fareham Local Plan- and 148 homes allocated in the Winchester Local Plan.'

Paragraph A199:

'The Council has been in discussions with neighbouring authorities through the Duty to Cooperate, both bilaterally and through the Partnership for South Hampshire (PfSH). The Council is unable to meet its own housing needs, so cannot meet the unmet needs of others, but has communicated with neighbouring authorities about the extent to which they may be able to accommodate any unmet need from Portsmouth. At this time, a contribution of 800 homes from Fareham Borough Council has been agreed, which is accounted for in the adopted Fareham Local Plan 2037¹⁰¹. A contribution of 148 homes from Winchester District Council has also been agreed, which is accounted for in the

adopted Winchester Local Plan^{FN}. This is set out in Chapter 3 of this Plan. This leaves a shortfall of ~~3,116~~ 2,968 dwellings still to be met.'

FN <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/adopted-local-plan-2020-2040>

Paragraph A10:

'Policy PLP16 sets a housing requirement target for Portsmouth of 11,369 new homes from 2025 to 2040 or approximately 758 new homes per year. There is an unmet housing need in the City of 261 homes per year. The City Council has been in pro-active discussions with its neighbouring local authorities on this important cross-boundary strategic matter. The adopted Fareham Local Plan²⁴ makes provision for 800 homes to help meet Portsmouth's identified need. The adopted Winchester Local Plan makes provision for 148 homes to help meet Portsmouth's identified need. This reduces the total unmet need in the City to ~~3,116~~ 2,968 homes equating to ~~208~~ 198 homes on an annualised basis. ~~Agreement has been reached and is set out in a Statement of Common Ground²⁵ with Winchester City Council to apportion 30% of the unmet need housing allowance in the Winchester District Local Plan to Portsmouth. This will be agreed as an explicit number of homes by the conclusion of the Winchester Local Plan examination.~~ Discussion on helping to meet unmet housing need are ongoing with our other neighbouring authorities in south east Hampshire namely Havant, Gosport and Fareham Boroughs and East Hampshire District Councils; full details are set out in the Duty to Cooperate Statement.'

Question Three

The Statement of Common Ground (SoCG) with the Council's Public Health team [SCG22] indicates that addendums to the Biodiversity and Green Infrastructure Background Papers [TP02/TP03] are to be published following submission of the Plan. Does the Council still intend to submit those addendums to support the examination? If so, please provide timescales for their submission.

Council's answer:

- 3.1 No, the Council does not now intend to publish addenda to the Biodiversity and Green Infrastructure Background Papers [TP02/TP03]. The SCG with the Council's Public Health Team (SCG22) was agreed in 2024, before work started on the Local Plan Addendum. Since then, the Council has received a delivery grant of £895,818 from the Natural Lottery Heritage Fund as part of the Nature, Towns & Cities Lottery programme. The Council is using part of this funding to commission a new Biodiversity Strategy with Implementation Plan and a new Green Infrastructure Strategy. The Council's overarching ambition is to spend the money on facilitating the transformation of the City's green infrastructure over three years, paving the way for Portsmouth to become an officially recognised Nature City.
- 3.2 Paragraph 2.3 of the SCG (SCG22) states that the purpose of the addenda to the two background papers would be to explain the rationale for the choice of Green Corridors as referenced in Policy PLP39: Green Infrastructure and figure 9.1 of the Pre-Submission Local Plan Composite (KD03). Instead of preparing addenda to the Biodiversity and Green Infrastructure Background Papers (TP02/TP03), the Council has suggested further text under MM123 to address this point, which has been agreed with the Public Health team.

Question Four

The SoCG with Sport England [SCG23] indicates that an update to the Playing Pitch Strategy [GC03] is anticipated in late summer 2026. Does this remain the case and, if so, does the Council anticipate that it will have a bearing on matters relevant to the Plan?

Council's answer:

- 4.1 No, an update to the Playing Pitch Strategy is not now anticipated in late summer 2026. The Council has decided to delay the update so as to allow the new sports provision at King George V playing fields, Cosham, and the John Jenkins Stadium, Copnor, to bed in. An initial delay to the update was agreed in paragraphs 2.1 to 2.4 of the Statement of Common Ground (SCG) with Sport England (SCG23) with agreement that the update would be completed in summer 2026. There was then a further delay due to resourcing. The Council is now in the early days of commissioning a Strategy update. Discussions took place with Sport England on an updated SCG, but these failed to progress in a timely fashion prior to the Submission of the Local Plan.
- 4.2 The delay will not materially affect the Local Plan. There is deficit of playing pitches in the City that cannot be addressed in the context of the City's constrained island geography. Table 1.1 of the Playing Pitch Strategy 2018-34 (GC03) sets out the headline findings on the deficit, for example, there is a shortfall of eight full size football 3G rubber crumb pitches based upon the FA training model. Policy PLP45: Open Space of the Publication Plan states that development proposals that would result in the net loss of open space including playing fields will be refused unless one of four onerous tests are met. This is in line with the current Strategy.

Question Five

The SoCG with the Council's Children, Families and Education Directorate [SCG53] appears to specify differing current and anticipated education provision requirements to the Infrastructure Delivery Plan [IN16] ('IDP'). Please clarify whether the IDP sets out the latest position or otherwise provide an update about education provision.

Council's answer:

- 5.1 The IDP (IN16) sets out the latest position on education provision requirements in Portsmouth. The Council's Children, Families and Education Directorate (CFED) were consulted on the Interim IDP in November 2025. They confirmed that they were happy with the information set out in the Infrastructure Delivery Schedule at Appendix 2 of the IDP. These figures remained unchanged in the Submission version of the IDP.
- 5.2 Appendix 2 of the Statement of Agreement (SoA) with CFED [SCG53] sets out the response provided by CFED to the IDP consultation in 2023. The figures in Appendix 2 are now out of date as they do not reflect further work carried out by the Council both as education authority and local planning authority, during spring/early summer 2024.
- 5.3 The further work carried out by CFED in 2024 identified the need for an additional 8-9 form entry of primary places and 10-12 form entry of secondary places plus 5-6 units of specialist provision across primary and secondary sectors. This work established that the Council could create all necessary schools on existing school sites owned by the Council. This is confirmed in Paragraph 4.1 of the SoA, which states that the Council and CFED agree that "there is scope to meet the additional primary and secondary school places arising from growth associated with the Pre-Submission Local Plan through delivery on existing sites across the City during the plan period."
- 5.4 Section 3.2 of the IDP contains two paragraphs which are now out of date and the Council suggest the following changes (deletions crossed through and new text underlined) as follows:
- ~~'Secondary places are not currently adequate. There is a plan to address this, but it will only return Portsmouth to a small surplus and not provide the number of additional places the Local Plan would require.'~~ (Section 3.2, page 20)
- ~~'The surplus in primary school places and sufficiency of the current plans to deliver additional secondary places will not be able to meet the anticipated Local Plan need based on the anticipated number of dwellings across the plan period that would contribute to the pupil yield without further building work. This can be done on the existing school sites.'~~ (Section 3.2, page 21)
- 5.5 Finally, the Council would like to address a matter raised in an email from the Inspectors further to the Initial Question. Clarification was requested on potential additional secondary school provision at St James' & Langstone Campus, which is not an existing secondary school site. Strategic Policy PLP8 allocates the site for

education facilities as part of a mixed use scheme along with approximately 417 dwellings, healthcare facilities and recreation, sports and other community facilities. This reflects the existing use of the site for higher education by the University of Portsmouth and the opportunity through regeneration of the wider allocation for some yet to be determined education facilities. This has not been taken into account in the calculation of school places in the IDP due to the lack of certainty on delivery.

Question Six

Growth strategy

We note there have been changing circumstances during plan preparation, including increases to housing need calculated using the standard method in the PPG¹, a forecast surplus of employment land, and changes to the amount of development anticipated at Tipner West since the publication of the Interim SA Report [KD08]. Against this backdrop, please set out the reasons for discounting each of the ‘spatial strategy options’ at paragraph 5.47 of the report (or elements of them), including in identifying reasonable alternatives for subsequent stages of the SA and selecting the growth strategy for the Plan, having particular regard to the housing need shortfall.

Council's answer:

- 6.1 The alternatives tested through the Sustainability Appraisal (SA) have all necessarily related to a ‘point in time’ in the Local Plan preparation process. The SA has adopted an iterative approach, in that the options tested have evolved as the Local Plan has developed and its policies have been refined. As a result, PCC has not considered it necessary to ‘re-test’ all the options referred to in paragraph 5.47 of KD08 at all subsequent stages of the Plan, recognising that for this Plan, this would add little value to the decision-making process.
- 6.2 At the Regulation 18 stage of the Plan (PRE01) it was established that PCC was unable to identify enough sites to meet its Local Housing Need (LHN). LHN at this stage was 872 dpa (+ buffer adjustments) (equating to 17,440 in total over the 20 year plan period), and the forecasted maximised supply potential over the plan period fell some 745 homes short of this (see Table 5.4 of KD08).
- 6.3 PCC’s preferred option at this stage was to export this shortfall to neighbouring districts through Duty to Cooperate negotiations and contributions. The Interim SA Report (KD08) therefore sought to explore alternative options that could reduce reliance on exporting unmet needs. To do this, a ‘no stone left unturned’ approach was taken, and options to meet needs within the City boundary were defined at paragraph 5.47 of KD08 as: increasing densities (Option 1), releasing existing open space (Option 2), releasing existing employment land (Option 3) and accelerated estate regeneration (quicker development rates or more development to achieve more net new homes within the plan period) (Option 4). This was set against the preferred option (Option 5) to meet housing needs within Portsmouth and more widely through the Duty to Cooperate, anticipating a wider contribution of around 1,000 homes. As this was the Regulation 18 stage, evidence gathering for some of the strategic site proposals within the City was at an early stage, with little detail available, and in the case of Tipner West, this site was particularly sensitive. The SA therefore sought to further test options that reduced reliance on key strategic sites, for example no land reclamation at Tipner, by employing the approaches outlined in

¹ Reference ID: 2a-002-20241212

Options 1-4 alongside an element of exported local housing need (forming Options 6-9).

- 6.4 Chapter 7 of KD08 outlines the reasons for progressing with some options, and for rejecting others.

Meeting needs within the Portsmouth City Council area (No DtC)

Option 1: No contribution through DtC, instead the shortfall is met through a 5% increase in densities at strategic and non-strategic sites.

Appropriate site densities have been developed through the Council's HELAA which have informed preparation of draft policies included in the new Local Plan to increase density across the city and in strategic development locations. Currently, it is considered that the densities proposed reflect a sufficient uplift, in-line with the requirements of national policy. The Local Plan Viability Study also tested development viability of different density schemes in the city and found that above a certain density, viability of some schemes may decrease. This option is therefore not being pursued at this time but may require further consideration following the consultation responses to the Regulation 18 consultation on housing supply options and related matters.

Option 2: No contribution through DtC, instead the shortfall is met through release of existing open space.

Retaining open space is important for sustainable growth within a small, densely populated city. The City Council's open spaces study (2018) and addendum (2020) identified that the city had a shortfall of all types of open space provision, now and as population is projected to rise during the plan period. The Council is looking to provide additional new open space in the plan period most notably at Horsea Island Country Park, however this is not of a sufficient level to meet the identified shortfall. The Regulation 18 draft of new Local Plan proposes to therefore retain all of its identified open space and secure additional and/ or improvements to existing space where possible.

Option 3: No contribution through DtC, instead the shortfall is met through the release of existing employment land.

The need for employment land in the city has been considered through the employment land forecast models considered by consultants GL Hearn (2020) and BE Group (2019). The 2020 study's recommendations supported the principle of continuing to protect and support the existing employment areas; a sound case against the viability of its current use would need to be made to release any employment areas/ uses for other purposes. In addition to protecting existing areas, additional employment land also needs to be delivered during the plan period to support the Council's aims in the Economic Development and Regeneration Strategy (2019), including the creation of 7,000 additional jobs. Losses of employment land are already occurring in some instances outside of the Council's control through the use permitted development rights, strengthening the need to retain such uses where possible. A balance of housing and employment land in the city is also important for

sustainable growth without increasing other pressures on the city such as an increase in out-commuting.

A number of employment sites were provisionally assessed for their suitability for release for housing; the Business Needs, Site Assessments and Employment Land Study, prepared for the Council, ranked the City's employment sites from A (highest) to E (lowest) based upon a number of suitability criteria, those with the lowest D and E scores were therefore assessed by the Housing and Economic Land Availability Assessment for their potential for housing. However, their location made them unsuitable for housing opportunities. The remainder of the sites assessed through this process were employment sites were identified as being of higher value and were not considered suitable for redevelopment for housing as this would undermine the quality and offer of employment land in the city.

Option 4: *No contribution through DtC, instead the shortfall is met through accelerated estate regeneration.*

The City Council is currently in the early stages of looking at wider estate regeneration potential in the city. At this time, there is insufficient evidence (in terms of deliverability soundness) that wide scale regeneration of the PCC estates, with the exception of an identified opportunity in the Somerstown area, would take place during the plan period which could be relied upon as part of the housing supply for the new Local Plan. A draft policy has been included in the Plan to allow for any such opportunities that do arise and to help to guide proposals (from renewal projects to small scale infill housing) that do come forward.

Meeting needs within Portsmouth and more widely (through DtC)

Option 6: *Less reliance on strategic sites* with the shortfall being met through a 55% increase in densities at non-strategic sites.*

The Council's preferred approach, in-line with the draft Local Plan's proposed Spatial Strategy, is to focus higher levels of development in the most accessible locations, within the identified strategic site opportunities and existing key centres. Appropriate site densities have been developed through the Council's HELAA which have informed preparation of draft policies included in the new Local Plan to increase density across the city and in strategic development locations. Currently, it is considered that the densities proposed reflect a sufficient uplift, in-line with the requirements of national policy. The Local Plan Viability Study also tested development viability of different density schemes in the city and found that above a certain density, viability of some schemes may decrease. This option is therefore not being pursued at this time but may require further consideration following the consultation responses to the Regulation 18 consultation on housing supply options and related matters.

Option 7: *Less reliance on strategic sites* with the shortfall being met through the release of open space.*

The Council's preferred approach, in-line with the draft Local Plan's proposed Spatial Strategy, is to focus higher levels of development in the most accessible locations,

within the identified strategic site opportunities and existing key centres. Retaining open space is important for sustainable growth within in a small, densely populated city with an identified shortfall of open space provision.

Option 8: *Less reliance on strategic sites* with the shortfall being met through release of existing employment land.*

The Council's preferred approach, in-line with the draft Local Plan's proposed Spatial Strategy, is to focus higher levels of development in the most accessible locations, within the identified strategic site opportunities and existing key centres. There is also an evidenced need for the retention (and growth) of employment land within the plan period to support the economic growth and regeneration of the city.

Option 9: *Less reliance on strategic sites* with the shortfall being met through accelerated estate regeneration*

The Council's preferred approach, in-line with the draft Local Plan's proposed Spatial Strategy, is to focus higher levels of development in the most accessible locations, in the identified strategic site opportunities and existing key centres. At this time, there is insufficient evidence that wide scale regeneration of the PCC estates would take place during the plan period that could be relied upon as part of the housing supply for the new Local Plan.

- 6.5 During the next stage of plan making - Regulation 19 (reported in the 2024 SA Report for the Portsmouth Plan (KD09)) there were key updates at some strategic sites that further affected the housing supply potential. In assessing this issue, the Council took into account the following matters:
- The (at that time) recently prepared 2023 HELAA (HO08) which informed the Regulation 19 Local Plan.
 - Housing development at Lakeside Business Park was not considered appropriate. The 2023 HELAA (HO08) stated that "The site was 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 not a sustainable location for housing as it is remote from local facilities, is bounded by busy roads and would be an isolated place to live."
 - No deliverable strategic options for development in Cosham could be identified in the 2023 HELAA (HO08).
 - New sites were proposed for allocation at Port Solent, Somers Orchard, St John's College, Fraser Range, Portsdown Technology Park and The News Centre, having not previously been proposed for allocation in the Regulation 18 Plan (PRE01).
 - A contribution of 800 homes from Fareham Borough Council had been agreed.
 - Contributions from HMOs and C2 accommodation had become more clearly defined.
- 6.6 Additionally, the Habitats Regulations Assessment (HRA) was being more extensively developed at this stage; detailed optioneering for the Tipner and Horsea Island allocation was being undertaken by the PCC promoter team (outside of the HRA and SA processes); and the Strategic Flood Risk Assessment (SFRA) was in development.

- 6.7 In rebalancing need and supply, the estimated shortfall at this stage had grown extensively to some 3,577 homes (in total). Option 5 continued to progress as the preferred option, maximising supply potential within the City boundaries and more widely through Duty to Cooperate. This was facilitated by the agreed contribution from Fareham Borough Council.
- 6.8 The Council considered the option of releasing existing open space, but concluded that this would be unreasonable given the amount of open space that would have to be released, factored alongside an existing lack of open space. Accelerated estate regeneration was also deemed unreasonable as the Council could not provide the evidence to show that such schemes could be made viable and achievable, particularly when compared to historic delivery rates. In line with the outline reasons provided by the Council in 2021 [Chapter 7 KD08], Options 2, 4, 7, and 9 therefore continued to be discounted at this stage as no longer reasonable to continue testing through the SA.
- 6.9 Increasing densities and the release of employment land continued to be investigated by the Council. Workshops were held to identify where, across any of the site options, a higher housing delivery could be reasonably tested (rather than a blanket approach applied). This identified the following options [see paragraph 5.57 of KD09]:
- Higher density schemes at Somers Orchard and St James' & Langstone Campus.
 - A housing only scheme (no employment development) at The News Centre.
 - Further intensification at City Centre and Port Solent sites.
 - Maximised housing delivery at the Tipner West and Horsea Island East development scheme.
- 6.10 Whilst options for increasing housing densities and releasing employment land (Options 1, 3, 6, and 8) were not carried forward in the SA as standalone options, they were instead incorporated into Option 5, as opportunities for increasing density and releasing employment land continued to be pursued through the 2025 HELAA (HO04).
- 6.11 At this stage (Regulation 19, reported in the SA for the Portsmouth Local Plan (KD09)), reflecting that the Council was developing Sequential and Exception testing as part of the SFRA, measures to manage flood risk at some of these sites were yet to be identified and confirmed. Therefore, the SA for the Portsmouth Plan (KD09) integrated options for development in FRZ1 solely, or development extending into FRZ 2/3 (as a slightly riskier strategy at this stage recognising the stage of planning/SFRA) – essentially drawing out the level of reliance the strategy could place on development within areas of higher flood risk – which included development at Tipner West [see paragraph 5.55 of KD09].
- 6.12 The Council also explored options to meet employment development needs at this time, recognising that key sites (particularly within the City Centre) were competing with housing development needs, and a net loss of industrial/ warehousing space could result in changes of use that could boost housing supply. The Council was mindful of the fact that it had to meet employment development needs as well as housing needs, so using employment sites for housing was not necessarily the

solution if it then meant there was a shortfall in employment sites [see paragraphs 5.60 and 5.61 of KD09].

- 6.13 The Council also explored additional policy options that had the potential to affect the growth strategy, identifying options to be tested in relation to HMO, First Homes and biodiversity net gain requirements [see paragraphs 5.62 to 5.71 of KD09].
- 6.14 Later in 2024 and into 2025, the SA Report Update (KD11) aligned with the focused changes being proposed to the Plan – essentially a revised plan period, a significantly reduced Tipner West mixed use scheme without Horsea Island East or a regionally significant marine hub, a rebalanced employment land supply across the remaining sites, an increase in LHN following the NPPF update and a request from Havant Borough Council to assist in meeting unmet employment land needs (for office space).
- 6.15 In rebalancing need and supply at this stage, a similar situation remained with a significant housing shortfall and now a minor shortfall in industrial floorspace needs. Despite running a new "call for sites" in spring 2025 and preparing a new HELAA (HO04), the Council could not identify any new sites to address these shortfalls, or additional options to maximise housing delivery at any of the available sites (that had not already been tested).
- 6.16 Matters affecting housing supply were therefore tightly defined at this stage, relating to viability and the policy approach to affordable housing, and the level of housing development at the Tipner West site (of note this led to an additional SA alternative option for a 'housing only' development scheme at the site, above what the Council had tested to date through other evidence streams - see Option 1 on page 20 of the SA Report Update (KD11)).
- 6.17 Whilst at this stage a surplus of office space could be identified, this relates to development at Lakeside. The Council decided in 2024 that this was inappropriate for housing development (see above) and instead the surplus has been utilised to support Havant Borough Council in meeting their employment land needs; Havant and Portsmouth are in the same functional economic market area.
- 6.18 In summary, of the options assessed in the Interim SA Report (2021) [KD08], four fell away as being no longer reasonable (release of existing open space (options 2 and 7) and accelerated estate regeneration (options 4 and 9)). Four continued to be explored, albeit in more nuanced ways (the release of employment land (options 3 and 8) and density uplifts (options 1 and 6)). Given the housing contribution from Fareham Borough Council was confirmed as the Plan progressed, this was factored in as a 'constant' in the supply scenario for each of the options considered through the SA. Option 5 therefore continued to comprise the Council's preferred approach to meet housing needs.

Question Seven

What are the Council's reasons for 'identifying' as opposed to 'allocating' the sites in part 1(d) of policy PLP16 and Appendix 2 of the Plan? In particular, is the intention that development of these sites is supported in principle by the Plan and is this reflected in the policies as drafted?

Council's answer:

- 7.1 The Allocations Topic Paper (TP08) sets out the Council's approach to allocations, particularly in section 4 Site Selection Methodology. Paragraph 4.2.6 states that 'only sites with significant capacity and offering multiple benefits over and above housing and employment delivery were selected for allocation, the remaining sites (which were all potential housing sites, as there were no remaining employment sites) were included in Appendix 2 of the Portsmouth Pre-Submission Local Plan Addendum 2025 as 'Deliverable and Developable sites from the 2025 HELAA'. These did not offer so many benefits and were not considered large enough to require a site allocation which would warrant an accompanying site-specific policy.'
- 7.2 The identified sites were placed in an appendix to the Local Plan after the Regulation 18 stage to ensure that the Council could meet 10% of the housing target from small and medium sites as per the requirement in the NPPF (which at the time was in paragraph 69 of the 2021 NPPF). The wording from the 2021 NPPF paragraph 69 uses the word 'identify' rather than 'allocate'. Paragraph 72 of the 2024 NPPF retains the use of the word 'identify', so the approach remains unchanged. Further, following an Advisory Visit from a PINS Inspector in August 2023, the Council was advised that putting these sites in an appendix as identified sites rather than including as allocations was an acceptable approach.
- 7.3 The Council confirms that its intention is that development of these sites is supported in principle by the Plan. Whilst the Council considers that this is reflected in the policies as drafted it would be happy to consider further wording on this should the Inspectors think it necessary.

Question Eight

For each of the sites 'allocated' (by policies PLP3 to PLP15) and 'identified' (in Appendix 2) in the Plan, can you please set out how the anticipated numbers of homes has been determined? In providing a response to this question please address whether, and if so how, the following specific matters have been taken into account, with reference to supporting evidence:

- a) any potential for tall building development;
- b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space;
- c) the significance of designated and non-designated heritage assets, particularly in respect of their settings;
- d) any parts of sites where development may need to be avoided due to flood risk;
- e) any security concerns for Ministry of Defence assets;
- f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures¹, the replacement of functionally linked land, and flight and sight lines of birds; and
- g) engagement with landowners/site promoters.

In responding to this question please also confirm the residential density assumptions for the sites and the reasons for them.

Council's answer:

Overview

- 8.1 The Council has provided the answer for each site below. This overview section firstly explains the Council's approach to answering this question and secondly explains the general approach to determining housing numbers across all sites. For each site, the answer starts by setting out the number of homes proposed and any general assumptions on residential density and the reasons for them. Each part of the question a)-g) is then answered.
- 8.2 To help the Inspectors understand the extent of constraints on each of the sites, it is recommended that the constraints maps from the 2025 HELAA (HO04) are reviewed. These can be found within Appendix 6 of the HELAA (HO04) after each site's proforma. The legend for these maps can be found at the beginning of Appendix 6.
- 8.3 PCC's answer to part b) of this question has been limited to large on-site items, rather than smaller items which would simply be included in any development, such as estate roads.

¹ For examples, see paragraph 6.13 of the latest Habitat Regulations Assessment [KD18]

- 8.4 Regarding part d), it should be noted in relation to flood risk, the constraints maps in the 2025 HELAA (HO04) show the latest iteration of the extents of flood zones 2 and 3, as published by the Environment Agency in March 2025.
- 8.5 PCC's answer to part f) of this question has been limited to on-site areas which have had to be excluded from development. Nutrient neutrality and recreational disturbance are both City-wide Habitats Regulations Assessment (HRA) (KD18) matters. However, they do not impact on potential housing numbers for individual sites and so we have not included reference to them in our answers to part f). This is because, unlike in many other authorities, where on-site mitigation to address nutrient neutrality and recreational disturbance is required, Portsmouth has established schemes which developers pay contributions towards to address these matters off-site. This is a matter that is explored in the Tipner West Recreational Disturbance Study (SS32), the findings of which in regards to SANGs (for the whole of Portsmouth not just Tipner West) are summarised in paragraphs 6.11 and 6.12 of the HRA (KD18). The replacement of functionally linked land is addressed on a site by site basis in the Council's answer to part f) and is evidenced by the HRA. The impacts of tall buildings on flight lines and sight lines are dealt with in the HRA, which states in paragraph 4.65 that 'Local Plans typically do not provide sufficient detail regarding the design of buildings, as such it is often not possible to investigate this impact pathway at the plan level.'
- 8.6 In terms of the general approach to determining the housing numbers for each site, in the 2023 HELAA Methodology (HO07) it states in Table 2A that where the capacity of the site has not been identified by the landowner/site promoter, a standard density of 40 dpa on 80% of the site was used in the first instance. This was noted as a ready reckoner at that stage and was then adjusted where applicable as the site went through the assessment process, taking constraints into account. The approach in the 2025 HELAA Methodology (HO03) took the housing number from the 2023 HELAA as a starting point, and then, as noted in Table 2A (HO03), officers used professional judgement to provide a realistic estimate of potential site capacity. Table 2A states that 'Given the nature of the City, with many brownfield sites, and areas of high density, a standard approach is not considered appropriate, so sites are assessed on a site-by-site basis, using professional judgment.'
- 8.7 Given the above, no single approach has been taken for all sites in terms of determining the numbers of homes proposed, instead the approach has varied depending on the level of information available. For example, where planning applications have been submitted, the number of homes has been taken from these; where there has been no planning application, but masterplans have been prepared which have been shared with the Council, these have been used to inform the number of homes. In other cases, the number of units proposed came from the original HELAA submissions from the landowner/promoter. For sites where there was limited information, professional judgement has had to be used, based on our experience of similar sites.

Allocations

PLP3: Tipner West - How the anticipated numbers of homes have been determined

- 8.8 Tipner West is proposed for allocation in the Addendum for 1,000 homes and 25,000sqm of employment floorspace.
- 8.9 Extensive project-level master planning took place prior to the first IROPI opinion being received in February 2025 (since withdrawn as unlawful). This was based upon the preceding version of policy PLP3 as set out in the Publication Plan which anticipated up to 1,250 homes and marine hub employment floorspace of up to 58,000sqm.
- 8.10 In preparing the Addendum (which followed the Council's decision to ensure that development at Tipner West would not have adverse effects on protected Habitats sites), optioneering studies were undertaken in March-May 2025 to ascertain appropriate land uses and development quanta, having regard to:
- Avoidance of development on the terrestrial SPA/Ramsar (land south of the firing range), being 3.6ha in area, resulting in a reduced developable land area of 20.3ha;
 - Removal of areas of reclamation required for delivery of the marine hub;
 - Feasibility of a regionally significant marine hub (and associated optimal land take of circa 7.0ha) having regard to the need to avoid previous dredging proposals necessary to enable deep water access to the quayside of the site;
 - The need for Horsea Island East development.
- 8.11 The original high-level project-level master planning assumptions were carried across to this optioneering process as at this time the project-level work had been put on hold and it was not possible to commission detailed proving layouts. This involved, for example, applying the previously applied density measurement of 96 dph across the residential development area. It also involved a process of pro rata reductions (reflecting reduced development areas) in assumptions around site-wide infrastructure (roads, public open space, services) and Flood Risk Activity Permit (FRAP) zones at the edges of the site. The approach taken to employment floorspace was amended to reflect standard site area/floorspace/ratio (0.4) for general employment sites (rather than the bespoke area required for the regionally significant marine hub, which had required a total open yard area of 4.0ha for larger boats).
- a) potential for tall building development:**
- 8.12 Site considered to have potential for tall buildings, and the HELAA 2025 identifies this as being within an Opportunity Area for Tall Buildings. Original master planning work done by PCC as site promoters to inform earlier iterations of policy PLP3 (before these were scaled back to avoid adverse impacts on SPA/Ramsar designated sites) included plans which showed tall buildings and were used to help determine original numbers of homes for the site. The approach to the Addendum numbers also assumes tall buildings will be included in the proposals (no greater than 11 storeys was assumed).

- 8.13 Cost estimates and residual land value calculations were carried out on behalf of the PCC promoter team by a multi-disciplinary team led by Savills UK and Atkins Realis considering all forms of construction. This work demonstrated that a blend of building heights focussed on family homes and medium rise apartment blocks (up to seven storeys) gave the greatest return. This was due to the impact of the Building Safety Act which classifies buildings of 18m or above as Higher Risk Buildings. Under the Building Safety Act, buildings of 18m or higher are required to provide items such as second staircases which increase build costs, having a negative impact on viability.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

- 8.14 Education provision not needed on site, but the existing school on the site will need to be relocated. The approach to housing numbers for the site assumes that this will take place and the site of the school will therefore become available for development.
- 8.15 Land safeguarded for a bridge connecting Tipner West with Horsea Island has been excluded from the developable area when calculating potential numbers of homes for the site.
- 8.16 The area around the M275 junction has been excluded from the developable area to allow for any necessary highway works.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

- 8.17 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 power 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.
- 8.18 The approach to developing Tipner West is to retain and reuse the Listed Buildings on the site, where possible protecting their setting, and securing a degree of public accessibility to the site. This approach means that the parts of the site occupied by Listed Buildings cannot be used for housing, so this has reduced the number of homes which could be accommodated on the site compared to if the Listed Buildings were not there.

d) parts of site where development may need to be avoided due to flood risk:

- 8.19 Whilst the majority of the site is within Flood Zone 1, there are also areas within Flood Zones 2 and 3. 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 Annual Exceedance Probability (AEP) where development is to be avoided, so these areas are excluded from the developable area.
- 8.20 The Tipner West peninsula has not been included in the ongoing coastal defence works and remains at risk of flooding as set out above. The proposed allocation

includes a requirement for the delivery of improved sea defences as part of development proposals. It has been assumed that the FRAP zone will be retained in perpetuity, and so this is excluded from the developable areas (agreed depth of 8m behind the mean high water level).

e) security concerns for Ministry of Defence assets:

- 8.21 The MOD sold parts of the Tipner West site (plus Horsea Island East) to PCC in 2014 as part of the City Deal. A continuing dialogue has been established with the MOD and Defence Infrastructure Organisation to address any concerns. This dialogue to date only raised concerns about the scale and proximity of built development on the Horsea Island East area (by reason of overlooking risk to the HMS Excellent site), which is now excluded from the allocation. In the Statement of Common Ground with the Defence Infrastructure Organisation (DIO) (SCG24), no objection is made to policy PLP3.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

- 8.22 The area of the site that lies south of the former MOD firing range (totalling 3.6ha) lies within the SPA and Ramsar designations. This area is consequently not developable, which has impacts on total site capacity.
- 8.23 The former firing range remains a central part of the site allocated for development, subject to the delivery of appropriate mitigation for the loss of the Primary Support area (P60) of functionally linked land through measures outlined in policy PLP3(6) as well as functionally-linked land mitigation requirements set out in policy PLP42. It is likely to provide the principal area of the site allocation for delivery of residential development. The Council considers that there is sufficient mitigation available for the loss of P60 (6.66ha) including scope for replacement habitat at Horsea Island East (approx. 7ha). Paragraph 6.42 of the HRA notes that the site promoters have previously identified 110ha of land that is available and at least partially suitable for replacement terrestrial habitat.
- 8.24 Chapter 6 of The Habitats Regulations Assessment update (KD18) provides a full appropriate assessment of the likely significant effects arising from policy PLP3 of the Local Plan Addendum, including discussion around why SANG-type mitigation would be inappropriate at this location, which has been agreed with Natural England (see para.s 6.11-6.14 of the HRA Update). The identified alternative measures, including on-site public open space (POS), use of FRAP zones, sea wall design features and access to existing public open space in the vicinity have not had a material impact upon total dwelling numbers in the allocation as these master planning components have always formed part of the development assumptions.
- 8.25 The HRA notes at para. 6.157 that development at Tipner West has the highest potential for negative effects upon flight lines of SPA citation species, primarily through the potential for tall building construction. However, it is recognised in the

appropriate assessment that the details of building heights relative to flight pathways will need assessment at the project-level where the details of building height, siting, footprint and external appearance can be refined in response to survey findings and best practice. The site remains an identified Opportunity Area for Tall Buildings (6 or more storeys) and project-level HRA would need to recognise the existing height of the M275 motorway (at least 10m plus fencing and street lighting above), alongside approved tall buildings at Tipner East (up to 11 storeys approved and under implementation). Policy PLP3(6) requires project-level HRA to accompany development proposals and it will be expected to identify suitable mitigation measures. However, building heights are more likely to be curtailed in any event by reason of Building Safety Act cost implications as noted in the Council's answer to part (a) of this question.

g) engagement with landowners/site promoters:

- 8.26 There is a signed statement of common ground with PCC as landowners and site promoters (SCG49) which includes agreement to the proposed policy and the aspiration to deliver approximately 1,000 residential dwellings. There is no disagreement between PCC as site promoter and PCC as LPA regarding the anticipated number of homes for the site under this proposed allocation.

PLP4: Tipner East - How the anticipated numbers of homes has been determined

- 8.27 Tipner East is proposed for allocation in the Publication Plan for 1,056 homes and a transport hub.
- 8.28 The number of homes has come from the two planning applications for the site: 22/01292/FUL (permission granted 16/05/2024 for 835 residential units); and 21/01357/FUL (resolution to grant since 12/07/2023 for 221 dwellings).
- 8.29 The HELAA notes that with a site area of 12.13 hectares, this equates to 87 dwellings per gross hectare.

a) potential for tall building development:

- 8.30 The site is considered to have potential for tall buildings, and the HELAA identifies this as being within an Opportunity Area for Tall Buildings. Both planning applications include flatted development.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

- 8.31 It is assumed that any requirements for infrastructure have been taken into account in the two planning applications submitted for the site.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

- 8.32 None on site or in the immediate vicinity of the site.

d) parts of site where development may need to be avoided due to flood risk:

- 8.33 The majority of the site is 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 area 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. Flooding issues are considered to have been resolved through the two planning applications for this site; the flood defences are nearing completion as of July 2026.

e) security concerns for Ministry of Defence assets:

- 8.34 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

- 8.35 The site adjoins the Portsmouth Harbour designated SPA 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. Any issues relating to these are considered to have been resolved through the two planning permissions for the site.

g) engagement with landowners/site promoters:

- 8.36 There is a signed statement of common ground with the site promoters for the residential area subject to the planning application which has resolution to grant planning permission. This is with Bellway & Homes England (SCG37). It was not considered necessary to prepare a statement of common ground with the developer of the other parcel (Vivid) because their parcel has planning permission and is under construction.

PLP6: Portsmouth City Centre - How the anticipated numbers of homes have been determined

- 8.37 The answer to this question has been sub-divided to cover all the different HELAA sites which make up this allocation (CD17, CD18, CD22, CD25, CD26, CD28, CD30, CD31, CD32, CD35, CD36, CD37, CD50. CD16 (Matalan Outlet and Car Park) has not been covered due to it no longer being available for housing due to an application now being pursued for a supermarket on that site - see PCC's answer to Q15).

CD17: City Centre North

- 8.38 City Centre North is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 1,600-2,300 dwellings towards the overall allocation of 3,458-4,158 dwellings. The range of homes for the allocation is due to the number for the City

Centre North parcel being a range (there are no ranges applied to any of the other HELAA sites making up the allocation). The Council's answer to Q11a) sets out the reasons for the lower end of the range being taken forward in table 6.1 of the Plan.

- 8.39 The top end of the range for this site comes from a planning application which has resolution to grant planning permission for up to 2,300 dwellings along with other uses under application reference 22/01243/CS3. The lower end of the range for this site comes from a report prepared by Mace on behalf of the PCC promoter team, which is appended to the statement of common ground with the site promoters (SCG51). The Mace report looks at the viability of the site, and, in particular, highlights elevated build costs for buildings over 18m high. This has led to proposals being explored for lower density early phases, though the ambition to seek to achieve up to 2,300 units remains, 1,600 dwellings is considered to be more realistic (see page 2 of the Mace report, 4th bullet). The Mace report goes on to say that the number of units (and consequential density) will be dependent on future viability testing for each phase and the economic conditions and grant opportunities over the lifetime of the project.

- 8.40 The HELAA sets out the site area for this site to be 13.14ha, with a resulting density at the higher end of the range of units (2,300) to be 175 dwellings per gross hectare. At the lower end of the range (1,600) this would be 122 dwellings per gross hectare.

a) potential for tall building development:

- 8.41 The site is within an Opportunity Area for Tall buildings as identified in the emerging PLP in policy PLP1: Design. Planning application reference 22/01242/CS3 for the site includes proposals for tall buildings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

- 8.42 Areas critical for road improvements have been kept clear of potential residential development.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

- 8.43 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. Victoria Park Registered Park and Garden is located nearby (approx. 175m away) to the south west. These constraints are considered to have been addressed via the planning application for the site which has resolution to grant planning permission.

d) parts of site where development may need to be avoided due to flood risk:

- 8.44 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.45 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.46 Not applicable.

g) engagement with landowners/site promoters:

8.47 There is a statement of common ground with PCC as site promoters (SCG51) which demonstrates agreement regarding the number of units proposed at this site.

CD18: Debenhams, Commercial Road

8.48 Debenhams, Commercial Road is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 569 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.49 The number of homes from this site comes from a planning application which has resolution to grant planning permission under application reference 24/00650/OUT, an outline application for development of up to 36 storeys including retail, commercial, gym, community space and 569 apartments.

8.50 The HELAA identifies this site as being considered to have capacity for high density residential due to it being located in the City Centre. Based on the site area of 0.79ha, the HELAA indicates that this would deliver a density of 720 dwellings per gross hectare.

a) potential for tall building development:

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

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.52 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

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

- 8.54 Any issues related to heritage constraints are assumed to have been overcome via the planning application which has resolution to grant.
- d) parts of site where development may need to be avoided due to flood risk:**
- 8.55 Not applicable, site in flood zone 1.
- e) security concerns for Ministry of Defence assets:**
- 8.56 None.
- f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:**
- 8.57 Not applicable.
- g) engagement with landowners/site promoters:**
- 8.58 Engagement with the site promoters for this site has been via their pending planning application which has resolution to grant.

CD22: 30 Arundel Street:

- 8.59 30 Arundel Street is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 5 dwellings towards the overall allocation of 3,458-4,158 dwellings.
- 8.60 The housing number for this site comes from the planning permission for 5 units under planning application reference 24/00001/PACOU. The planning application is for conversion of an existing building. As it was approved it is assumed that efficient use has been made of the existing building and higher density development would not be appropriate.
- a) potential for tall building development:**
- 8.61 Not applicable, the planning application is for change of use for an existing building.
- b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:**
- 8.62 None.
- c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:**
- 8.63 Any constraints are assumed to be dealt with via the planning application which has been approved.
- d) parts of site where development may need to be avoided due to flood risk:**
- 8.64 Any constraints are assumed to be dealt with via the planning application which has been approved.

e) security concerns for Ministry of Defence assets:

8.65 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.66 Any constraints are assumed to be dealt with via the planning application which has been approved.

g) engagement with landowners/site promoters:

8.67 There is no statement of common ground for this site as the site has planning permission and it is assumed it will come forward for development for the 5 units applied for.

CD25: Portsmouth Mail Centre

8.68 Portsmouth Mail Centre is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 102 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.69 The number of homes for this site is based on the most recent planning permission on this site, application reference 24/01245/FUL for a 6-storey building for 102 dwellings and other uses granted in December 2025. Previous plans for 176 dwellings granted under application reference 20/00407/OUT (granted in February 2024) are assumed to have been replaced by the more recent proposals.

8.70 The HELAA notes the site area as 0.49ha, giving a density of 208 dwellings per gross hectare.

a) potential for tall building development:

8.71 The site is within an Opportunity Area for Tall buildings as identified in the emerging PLP in policy PLP1: Design. The planning permission for this site is for a 6-storey building.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.72 Any infrastructure requirements are covered in the S106 accompanying the latest planning permission, alongside CIL.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.73 There are Listed Buildings nearby. 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. Heritage constraints are assumed to have been addressed through the various planning permissions on the site.

d) parts of site where development may need to be avoided due to flood risk:

8.74 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.75 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.76 Not applicable.

g) engagement with landowners/site promoters:

8.77 A statement of common ground has been signed by the site promoters (SCG29) including agreement on the number of units as circa 101 units. It also notes that the residential dwellings will be delivered *in addition* to proposals for a 220 bed hotel on the site.

CD26: Land adjacent Catherine's House

8.78 Land adjacent Catherine's House is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 147 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.79 The number of homes for this site has been based on a planning application that has resolution to grant planning permission under application reference 17/01807/FUL for a 19-storey building to include 147 dwellings, a 222-bed hotel, offices, events space, restaurant/bar, café/restaurants etc.

8.80 The HELAA notes the site area of 0.21 ha which equates to 700 dwellings per gross hectare.

a) potential for tall building development:

8.81 The site is within an Opportunity Area for Tall buildings as identified in the emerging PLP in policy PLP1: Design. The planning application for the site which has resolution to grant planning permission is for a 19-storey building.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.82 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

- 8.83 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. These constraints are assumed to have been overcome through the planning application which has resolution to grant.

d) parts of site where development may need to be avoided due to flood risk:

- 8.84 Not applicable, site within flood zone 1.

e) security concerns for Ministry of Defence assets:

- 8.85 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

- 8.86 Not applicable.

g) engagement with landowners/site promoters:

- 8.87 There is no statement of common ground for this site, but it is assumed that the unit numbers are correct based on the latest planning application.

CD28: 2-10 Edinburgh Road

- 8.88 2-10 Edinburgh Road is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 20 dwellings towards the overall allocation of 3,458-4,158 dwellings.

- 8.89 Professional judgement has been used to estimate that this 3-storey building could accommodate 20 dwellings given its City Centre location and similar developments in similar locations.

- 8.90 The HELAA notes the site area of 0.03ha which would give a density of 667 dwellings per gross hectare (note there is a typo in the HELAA as this indicates a density of 627 dwelling per gross hectare).

a) potential for tall building development:

- 8.91 The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design. Proposals for this site assume the existing 3-storey building is retained and redeveloped.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.92 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.93 There are some Listed Buildings nearby, including Trafalgar House, approximately 20m away. Victoria Park Registered Park and Garden and the Conservation Area it sits within (Guildhall and Victori Park) are located nearby to the west. However, development is likely to involve conversion of an existing building which will limit potential impacts, and so these constraints have had limited impact on the potential number of homes for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.94 Not applicable, site within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.95 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.96 Not applicable.

g) engagement with landowners/site promoters:

8.97 The landowner has confirmed the site as being available for development.

CD30: 41-47 Arundel Street

8.98 41-47 Arundel Street is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 40 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.99 Professional judgment was used to determine the potential number of homes for the site looking at the existing two storey building, and taking into account the City Centre location, and the fact that surrounding buildings are 2-3 storeys in height. As the buildings are in poor condition it is considered likely that the existing buildings are likely to either be demolished or substantially redeveloped, with the potential to add additional storeys.

8.100 The HELAA identifies this site as being considered to have capacity for high density residential due to it being located in the City Centre. The site area of 0.07ha results in a density of 571 dwelling per gross hectare for a scheme of 40 dwellings.

a) potential for tall building development:

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

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.102 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.103 Not applicable.

d) parts of site where development may need to be avoided due to flood risk:

8.104 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.105 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.106 Not applicable.

g) engagement with landowners/site promoters:

8.107 The landowner has confirmed the site is available for development.

CD31: 194-198 Commercial Road

8.108 194-198 Commercial Road is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 80 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.109 The number of homes for this site has been based on professional judgement for conversion of the existing 3-storey building, and discussions with the landowner.

8.110 The HELAA identifies this site as being considered to have capacity for high density residential due to its location in the City Centre. With a site area of 0.13 hectares, this generates a density of 615 dwelling per gross hectare based on 80 dwellings.

a) potential for tall building development:

8.111 The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design. Proposals assume conversion of the existing 3-storey building, with potentially the addition of further storeys.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.112 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.113 Not applicable.

d) parts of site where development may need to be avoided due to flood risk:

8.114 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.115 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.116 Not applicable.

g) engagement with landowners/site promoters:

8.117 There is a statement of common ground with the landowners (SCG50) confirming the number of homes the site is likely to accommodate.

CD32: 200-204 Commercial Road

8.118 200-204 Commercial Road is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 40 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.119 The number of homes for this site is based on professional judgement and discussions with the landowners.

8.120 The HELAA identifies this site as being considered to have capacity for high density residential due to its location in the City Centre. With a site area of 0.03 hectares, this gives a density of 1,333 dwellings per gross hectare based on 40 dwellings.

a) potential for tall building development:

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

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.122 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.123 Not applicable.

d) parts of site where development may need to be avoided due to flood risk:

8.124 Not applicable, site within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.125 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.126 Not applicable.

g) engagement with landowners/site promoters:

8.127 There is a statement of common ground with the landowner (SCG30) which confirms the site is available for development, and the potential number of homes the site can accommodate. The landowner has flagged that there would be potential for more dwellings if the property were to come forward in parallel with the neighbouring site at 194-198 Commercial Road.

CD34: Tesco/NCP

8.128 Tesco/NCP is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 160 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.129 The number of homes for this site has been based on the HELAA, and professional judgement. The HELAA identifies this site as being considered to have capacity for high density residential due to it being in a highly accessible location in the City Centre. Based on a site area of 0.89 hectares, this results in a density of 180 dwellings per gross hectare for a development of 160 dwellings.

a) potential for tall building development:

8.130 The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design. As the existing building includes a multi-storey car park above a Tesco supermarket, it has been assumed that any development of the site would be to at least the same height as the existing.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.131 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.132 None.

d) parts of site where development may need to be avoided due to flood risk:

8.133 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.134 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.135 Not applicable.

g) engagement with landowners/site promoters:

8.136 The landowner has confirmed the site is available for development.

CD36: 12-28 Arundel Street

8.137 12-28 Arundel Street is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 249 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.138 The number of homes for this site is based on a planning permission which was granted (but subsequently lapsed) for student accommodation (598 beds) under application reference 20/01464/FUL. With a ratio of 2.4 applied due to the proposal being for student accommodation, this results in the proposed housing number of 249 dwellings.

8.139 The HELAA shows that with a site area of 0.14 hectares, this gives a density of 1,779 dwellings per gross hectare.

a) potential for tall building development:

8.140 The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design. The planning application for the site proposes a part 7, part 21, and part 28-storey building (c.87 metres).

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.141 None, but any such matters would have been covered by the planning permission.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.142 None.

d) parts of site where development may need to be avoided due to flood risk:

8.143 None, the site is in Flood Zone 1.

e) security concerns for Ministry of Defence assets:

8.144 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.145 Not applicable.

g) engagement with landowners/site promoters:

8.146 The landowner has confirmed the site is available for development.

CD37: Arundel Street, Shopmobility

8.147 Arundel Street, Shopmobility is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 76 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.148 The number of homes for this site is based on a planning permission which was granted (but subsequently lapsed) for 76 dwellings under application reference 19/01919/CS3.

8.149 The HELAA identifies this site as being considered to have capacity for high density residential due to it being in a highly accessible location in the City Centre. The site area of 0.04 hectares results in a density of 1,900 dwellings per gross hectare.

a) potential for tall building development:

8.150 The site is within an Opportunity Area for Tall Buildings as identified in the emerging PLP in policy PLP1: Design. The lapsed planning permission for the site was for a 22-storey building.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.151 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.152 None.

d) parts of site where development may need to be avoided due to flood risk:

8.153 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.154 None.

- f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:**

8.155 Not applicable.

- g) engagement with landowners/site promoters:**

8.156 A statement of common ground has been prepared with PCC as site promoters (SCG47) which confirms the number of dwellings for the site.

CD50: Greggs-Nationwide

8.157 Greggs-Nationwide is proposed for allocation as part of PLP6: Portsmouth City Centre, contributing 70 dwellings towards the overall allocation of 3,458-4,158 dwellings.

8.158 Professional judgement has been used to estimate the potential number of homes for this site. The HELAA shows the site as having an area of 0.11 hectares, this results in a density of 636 dwellings per gross hectare (the density of 583 dph shown in the HELAA is incorrect).

- a) potential for tall building development:**

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

- b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:**

8.160 None.

- c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:**

8.161 Not applicable.

- d) parts of site where development may need to be avoided due to flood risk:**

8.162 Not applicable, site within flood zone 1.

- e) security concerns for Ministry of Defence assets:**

8.163 None.

- f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative**

measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.164 Not applicable.

g) engagement with landowners/site promoters:

8.165 The landowner has confirmed that the site is available for development.

PLP7: Fratton Park & the Pompey Centre - How the anticipated numbers of homes have been determined

8.166 Fratton Park and the Pompey Centre is proposed for allocation in the Addendum for 460 dwellings, an expanded football stadium, a hotel and conferencing facilities. Land is also safeguarded for a further 250 dwellings.

8.167 The anticipated number of homes for the Fratton Park element of this site has largely been taken from master planning work carried out by the landowner of Portsmouth Football Club. There are no dwellings included during the plan period for the Pompey Centre area of the site due to a change in land ownership, and the lack of confirmation from the new landowner that it is available for housing. However, an estimate of 250 dwellings is provided for beyond the plan period.

8.168 The HELAA shows that, with a total site area of 12.61 ha, a total of 710 dwellings (made up of 460 at Fratton Park, and 250 at the Pompey Centre) equates to a density of 56 dwellings per gross hectare.

a) potential for tall building development:

8.169 The site falls within an Opportunity Area for Tall Buildings as identified in emerging policy PLP1: Design. Master planning work for the site anticipates the inclusion of tall buildings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.170 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.171 None.

d) parts of site where development may need to be avoided due to flood risk:

8.172 Not applicable, site within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.173 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and

availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.174 Not applicable.

g) engagement with landowners/site promoters:

8.175 There is a statement of common ground between the Council and Portsmouth Football Club (SCG40) for the Fratton Park element of the site, which agrees the number of dwellings for that part of the site - the 460 dwellings. The Council was not able to agree a statement of common ground with the new owners of the Pompey Centre as they unwilling to confirm the site was available for housing development. This is why no dwellings are included in the plan period for that part of the site, but an estimate is provided for what may be accommodated on that part of the site should it come forward after the end of the plan period. This is covered in the Council's answer to Q11)b).

PLP8: St James' & Langstone Campus - How the anticipated numbers of homes have been determined

8.176 St James' & Langstone Campus is proposed for allocation for 417 dwellings, health care, education, and sports facilities.

8.177 The site is comprised of four parcels of land. Homes England owns the parcel of land to the south/southeast of the main hospital which has permission on part of it for 58 dwellings under permission 24/0117/FUL (permission granted 08/08/2025), the number of homes for this parcel is based on the planning permission. The remainder of the Homes England parcel is anticipated to deliver 30 dwellings based on discussions with the landowner.

8.178 NHS Property Services owns the western parcel currently being developed by PJ Livesey under permission 20/00204/FUL for 209 dwellings (this site is under construction, with 12 dwellings having been completed prior to the start of the plan period). The number of homes for this parcel is based on the planning permission, but only the homes delivered within the plan period are counted in the housing supply and trajectory as 12 dwellings were completed prior to the start of the plan period. This means the total for this parcel reduces to 197 dwellings.

8.179 The University of Portsmouth owns the eastern part of the site which is envisaged to deliver 120 dwellings based on discussions with the landowners. The University is looking to retain their sports centre and pitches, leaving a developable area of 1.82ha for residential development.

8.180 The Solent NHS Trust owns the parcel of land to the north and east of the main hospital, which is currently in operation and will be retained for any potential future health related development so no residential development is proposed on this parcel. AM56 in document PCC04 provides a map which depicts the different parcels of land ownership.

8.181 The number of homes for the site is based on combining all of the above, with only homes being delivered within the plan period counted in the housing trajectory. This means 12 dwellings have not been counted as they were delivered in 2024/25, before the start of the plan period.

8.182 The HELAA 2025 notes that with a site area of 33.03 hectares, this results in a density of 13 dwellings per gross hectare. This is low due to the existing playing fields and cricket ground on the site (approx. 12 hectares) which are proposed to be retained, so do not form part of the developable area for the site.

a) potential for tall building development:

8.183 Tall buildings are not considered appropriate for this location due to the retained Listed Buildings on-site and surrounding area consisting mostly of two to three-storey buildings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.184 This is assumed to have been addressed for the land owned by NHS Property Services and Homes England through the associated planning applications. It is not applicable to the land owned by the Solent NHS Trust nor the University of Portsmouth.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.185 St James' Hospital and the Chapel on site are Grade II Listed Buildings and the Milton Locks Conservation Area (No.21) is to the south-east of the site, near Langstone Campus. Both St James' Hospital and the Chapel have been retained and are to be converted for residential use (150 dwellings) under 20/00204/FUL. Any heritage constraints are assumed to have been addressed through the planning permissions associated with the site. The proximity of the conservation area has had a minimal impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.186 The eastern part of the allocation (Langstone Campus) is at risk of flooding in the future. However, the Milton Common part of the North Portsea Island Scheme of flood defences, has already been completed which will protect this site.

e) security concerns for Ministry of Defence assets:

8.187 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.188 The playing fields on the western part of Langstone Campus are a Secondary Support Area for Solent Waders and Brent Geese, and the playing fields on the eastern part of Langstone Campus represent a Core Area for Solent Waders and Brent Geese. Adjacent to the east of the site is also SPA, Ramsar site, SAC, and SSSI. In line with the Milton Common Local Nature Reserve Mitigation and Management Framework (SS39), as the site has the potential to cause alone direct impacts, contributions (in addition to Bird Aware) will need to be paid by developers to enhance Milton Common as a visitor destination. Part of this has already been secured under the planning permissions associated with the site. As off-site mitigation is available, these constraints have not impacted the overall housing numbers for the site.

g) engagement with landowners/site promoters:

8.189 There are statements of common ground between the Council and all landowners/developers where residential development is anticipated to come forward (SCG31, SCG32 and SCG39). These contain agreement regarding the number of dwellings anticipated for each parcel of land.

PLP11: Port Solent - How the anticipated numbers of homes have been determined

8.190 Port Solent is proposed for allocation in the Addendum for 500 residential units and marine and leisure related uses.

8.191 Housing numbers for the site were originally based on the number for the City Deal, which was 500 dwellings (which remains the figure in the proposed allocation). This was then increased to 900 dwellings (with the further 400 homes phased beyond the plan period, due to infrastructure issues needing to be overcome meaning development would be delayed) based on pre-application discussions with the site promoters and their response to the consultation on the Publication Plan. Later representations from the site promoters on the Addendum sought to increase numbers further to 1,300 dwellings, but given that this higher number had not been subject to consultation, and that further evidence demonstrating how 1,300 dwellings could be accommodated on the site, including a schedule of accommodation had not been provided by the site promoters, the Council did not consider it appropriate to increase the number of dwellings in advance of submitting the Local Plan. This is also addressed in the Council's answer to Q11)c).

8.192 The HELAA shows that, within a total site area of 10.50 ha, a total of 900 dwellings equates to a density of 86 dwellings per gross hectare.

a) potential for tall building development:

8.193 The site falls within an Opportunity Area for Tall Buildings as identified in the emerging policy PLP1: Design. Proposals from the developers anticipate the inclusion of tall buildings on the site.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.194 The Horsea-Tipner Link Bridge and flood management measures are critical in order to unlock development at Port Solent by providing a secondary access into the site in times of flood. However, this has not impacted on potential housing numbers for the site.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.195 Not applicable.

d) parts of site where development may need to be avoided due to flood risk:

8.196 Not applicable, site within flood zone 1, though access into the site is at risk of flooding, which is why the Horsea-Tipner Link Bridge is required to provide a second access for the site.

e) security concerns for Ministry of Defence assets:

8.197 None in regard to the number of homes proposed.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.198 The site is adjacent to the Portsmouth Harbour SPA, Ramsar and SSSI to the west. There is also a Core Area for Solent Waders and Brent Geese to the south, and a Primary Support Area for Solent Waders and Brent Geese to the south-east. However, as none of these are within the site, they have had no impact on dwellings numbers as these can be addressed via a contribution to the Bird Aware mitigation scheme.

g) engagement with landowners/site promoters:

8.199 There is a statement of common ground between the Council and Premier Marinas/CBRE IM (SCG52) which agrees the number of dwellings anticipated for the site. Housing numbers for this site have been based on pre-application discussions.

PLP12: St John's College - How the anticipated numbers of homes have been determined

8.200 St John's College is proposed for allocation in the Publication Plan for 212 dwellings.

8.201 The number of homes for this site was based on planning permission 23/01089/FUL for 212 dwellings (permission granted 25.06.2024). However, there has since been a planning application submitted for the site (26/00464/FUL), for a different scheme than originally approved, which will result in a loss of 63 dwellings for the site, which will have the effect of reducing the total number of dwellings to 149 instead of 212. This has been addressed in the Council's answer to Q.15.

8.202 With a total site area of 1.97 ha, a total of 149 dwellings equates to a density of 75 dwellings per gross hectare.

a) potential for tall building development:

8.203 Tall buildings are not considered appropriate at this location given the nature of the surrounding area and the historic assets on site.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.204 It is assumed that any requirements for infrastructure have been taken into account in the planning application submitted for the site.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.205 The site is located entirely within the Owen's Southsea Conservation Area (No.2). There are two Grade II Listed Buildings located on site (The Castle and Linholme) as well as three non-designated locally listed buildings (St Catherines, Warleigh and The Scholes Building). There are also a number of other designated and non-designated heritage assets within the vicinity of the site. These constraints are considered to have been addressed via the planning application for the site which has permission.

d) parts of site where development may need to be avoided due to flood risk:

8.206 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.207 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.208 Not applicable.

g) engagement with landowners/site promoters:

8.209 There is a statement of common ground between PCC and Southsea Village Limited (landowner) for the site (SCG36), which demonstrates agreement regarding the number of units proposed at this site at that time. Though this pre-dates the latest planning application seeking to reduce the overall numbers.

PLP13: Fraser Range - How the anticipated numbers of homes have been determined

8.210 Fraser Range is proposed for allocation in the Publication Plan for 134 dwellings and flood defences.

8.211 The number of homes for this site is based on a planning application which has resolution to grant planning permission under application reference 19/00420/FUL, a full application for development of 134 dwellings, construction of new sea wall flood defences, walkway and other associated works.

8.212 The HELAA notes that with a site area of 6.34 hectares, this equates to a density of 21 dwellings per gross hectare. This is low due to the proximity/ inclusion of the beach and the range of other constraints which affect the site as set out below in the answers to b), c), d), and f).

a) potential for tall building development:

8.213 Proposals for tall buildings have not come forward as part of the recent application and are not considered desirable at this location given the nearby historic assets and character of the area.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.214 The construction of a new sea wall is critical to unlock development at the site. This will be constructed on the beach area of the site, which was never envisaged to fall within the developable area of the site, so this has not impacted on housing numbers.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.215 Fort Cumberland (Scheduled Monument and Grade II Listed Building) lies largely to the north but also falls within the northern part of the site. These constraints are considered to have been addressed via the planning application for the site which has resolution to grant planning permission.

d) parts of site where development may need to be avoided due to flood risk:

8.216 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). 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. These issues have been addressed through the planning application which has resolution to grant planning permission and relate to the provision of a new sea wall on site.

e) security concerns for Ministry of Defence assets:

8.217 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

- 8.218 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 SINCR. Part of the south west corner of the site is a Primary Support Area for Solent Waders and Brent Geese. Any constraints deriving from matters relevant to habitats and species have been dealt with via the planning application which has resolution to grant.

g) engagement with landowners/site promoters:

- 8.219 There is a statement of common ground between PCC (SCG43) and Pearce Planning Limited (agent on behalf of the landowner, Orangestar Capital (Portsmouth) Ltd), which includes agreement regarding the number of units proposed at this site.

PLP14: The News Centre, Hilsea - How the anticipated numbers of homes have been determined

- 8.220 The News Centre, Hilsea is proposed for allocation in the Publication Plan for 100 homes and a bus depot.
- 8.221 The number of homes for this site has been based on discussions with landowners and professional judgement.
- 8.222 Within a total site area of 2.55 ha, a total of 100 dwellings equates to a density of 39 dwellings per gross hectare.

a) potential for tall building development:

- 8.223 There is one six-storey building nearby, but other than this one building the nature of the surrounding area consists of mainly two/three storey residential properties. The possibility of a development of up to six storeys is not ruled out, but a development of less than five storeys has been anticipated by PCC.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

- 8.224 Part of the site is proposed for a bus depot which already has planning permission, so this area of the site is not available for housing development. The housing development is not reliant on the bus depot being delivered.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

- 8.225 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 also located nearby to the north of the site. However, the proximity of the conservation area and heritage assets has had limited impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

- 8.226 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.

Future residential development of this site (the northern parcel) will be dependent on the provision of safe access to/from the site. The completion of the North Portsea Island Scheme (Ports Creek phase) will provide protection to the access routes off Eastern Road and the A3 for the 0.2% AEP event over the next 100 years. It has been assumed the North Portsea Island Scheme (Portscreek phase), which is fully funded and located off-site, will be delivered in time for this site to come forward. Therefore, this has not had a bearing on the housing number, as it only impacts on the timing of when the new homes can come forward, as the flood defences will need to be in place before any residential units are occupied.

e) security concerns for Ministry of Defence assets:

8.227 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.228 Not applicable.

g) engagement with landowners/site promoters:

8.229 There is a statement of common ground between PCC and City & Regional Ltd (SCG46), which demonstrates their interest in the site and agreement between both parties regarding the number of units proposed at this site.

PLP15: Somers Orchard - How the anticipated numbers of homes have been determined

8.230 Somers Orchard is proposed for allocation in the Publication Plan for 565 dwellings. This number has been adjusted by 1 dwelling in the Addendum (via policy PLP16 and the trajectory) to reflect the number of homes from the two planning applications for the site: 23/01575/FUL (permission granted 02/12/2025 for 247 dwellings); and 23/01574/FUL (permission granted 02/12/2025 for 319 dwellings). This change is now reflected in proposed main modifications MM64, MM65, MM67, and MM69 (which can be found in the Main Modifications document PCC03) relating to policy PLP15 and its supporting text.

8.231 The HELAA notes that with a site area of 3.37 hectares, this equates to 168 dwellings per gross hectare.

a) potential for tall building development:

8.232 Tall buildings are included in the proposals for this site. The two planning permissions granted for the site include residential development, ranging from 3 to 32 storeys.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.233 It is assumed that any requirements for infrastructure have been taken into account in the two planning applications submitted for the site.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.234 There are a number of designated and non-designated heritage assets within the vicinity of the site. A small part of the north west corner of the site is within a Conservation Area. However, these have had limited impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.235 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.236 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.237 Not applicable.

g) engagement with landowners/site promoters:

8.238 There is a statement of common ground between PCC as the local planning authority and PCC Housing Revenue Account as the landowner (SCG48), which demonstrates agreement regarding the number of units proposed at this site.

Identified Sites

COP01: Brynwell Builder's Yard, 207-217 Copnor Road - How the anticipated numbers of homes have been determined

8.239 Brynwell Builder's Yard has been identified as a deliverable site for 25 dwellings in Appendix 2 of the Addendum.

8.240 The number of homes for this site has been based on a planning application for 25 dwellings (24/01195/FUL). Whilst this application was dismissed at appeal, it is considered that a revised scheme for a similar number of dwellings could be acceptable for the site. The appeal was dismissed due to lack of a S106 to provide nutrient neutrality mitigation, which could be overcome, rather than for reasons relating to the scale of development.

8.241 With a site area of 0.10 hectares, this results in a density of 250 dwellings per gross hectare (note this is a correction to the HELAA which shows 193 dph).

a) potential for tall building development:

8.242 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly two-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.243 This is assumed to have been addressed via the various planning applications which have been submitted on the site.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.244 Not applicable.

d) parts of site where development may need to be avoided due to flood risk:

8.245 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.246 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.247 Not applicable.

g) engagement with landowners/site promoters:

8.248 Engagement has been via planning applications, the latest one of which the number of homes for this site is based on.

COS01: Cosham Health Centre, Vectis Way - How the anticipated numbers of homes have been determined

8.249 Cosham Health Centre has been identified as a deliverable site for 70 dwellings in Appendix 2 of the Addendum.

8.250 The number of homes for this site has been based on pre-application discussions with the landowner.

8.251 Proposals for 70 dwellings on this site of 0.33 hectares results in a density of 212 dwellings per gross hectare.

a) potential for tall building development:

8.252 Tall buildings are not considered appropriate for this site given the location in the Cosham District Centre characterised by residential development, community uses and high street uses. However medium density of more than two storeys may be appropriate given the existing buildings and other buildings nearby.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.253 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.254 Not applicable.

d) parts of site where development may need to be avoided due to flood risk:

8.255 Not applicable, site within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.256 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.257 Not applicable.

g) engagement with landowners/site promoters:

8.258 The landowner has confirmed the site is available for development and has progressed with pre-application discussions.

CS06: 227-231 Goldsmith Avenue - How the anticipated numbers of homes have been determined

8.259 227-231 Goldsmith Avenue has been identified as a deliverable site for 25 dwellings in Appendix 2 of the Addendum.

8.260 The number of homes for this site has been based on pre-application discussions.

8.261 The HELAA notes that with a site area of 0.09 hectares, this would result in a density of 278 dwellings per gross hectare.

a) potential for tall building development:

8.262 This site is considered suitable for development up to around six storeys given the nearby developments of Birdham House and Hollinsworth House.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.263 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.264 There is a Listed Building nearby, but this has not had any impact on potential housing numbers for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.265 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.266 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.267 Not applicable.

g) engagement with landowners/site promoters:

8.268 Engagement has been via pre-application discussions which has informed the number of homes for this site.

EC14: Eastney Swimming Pool and part of Southsea Leisure Park - How the anticipated numbers of homes have been determined

8.269 Eastney Swimming Pool and part of Southsea Leisure Park have been identified as a deliverable site for 6 dwellings in Appendix 2 of the Addendum.

8.270 The number of homes for this site has been based on pre-application discussions.

8.271 The site area of 0.88 hectares generates a density of 7 dwellings per gross hectare.

a) potential for tall building development:

8.272 Tall buildings are not considered appropriate at this location due to the nature of the surrounding area, which is largely residential development of two-storeys.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.273 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.274 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). Adjacent to the southern boundary are numerous Grade II Listed World War II anti-tank defence

blocks. These have had a bearing on the number of homes for this site, but the numbers have been mainly impacted by flooding.

d) parts of site where development may need to be avoided due to flood risk:

- 8.275 The majority of the site is within flood zone 3, but there is an area in the south west, which is south of the former swimming pool building which is in flood zone 1. The number of dwellings has been based on accommodating development in the flood zone 1 area, so numbers are significantly reduced because of this as only a small area of the site is developable.

e) security concerns for Ministry of Defence assets:

- 8.276 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

- 8.277 A short distance to the south of the site is an area 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. However, as these are not located on-site, impacts on these can be mitigated through contributions to the Bird Aware scheme, so this has not impacted on housing numbers for the site.

g) engagement with landowners/site promoters:

- 8.278 This has been through pre-application discussions with the landowner (PCC).

FR06: St Wilfrids Church, 49 George Street - How the anticipated numbers of homes have been determined

- 8.279 St Wilfrids Church, 49 George Street has been identified as a deliverable site for 8 dwellings in Appendix 2 of the Addendum. However, the site is no longer available for housing development.

MI07: 185-191 Highland Road - How the anticipated numbers of homes have been determined

- 8.280 185-191 Highland Road has been identified as a deliverable site for 8 dwellings in Appendix 2 of the Addendum.

- 8.281 The housing number for this site is based on planning history. When the Addendum was submitted, the latest information was that 8 dwellings was appropriate based on application 23/00559/OUT, but this number should now be changed to 9 dwellings (as reflected in the Council's answer to Q15) based on a more recent application which has been granted (25/00587/FUL) for 9 dwellings.

- 8.282 As noted in the HELAA, with a site area of 0.04 hectares, this leads to a density of 200 dwellings per gross hectare.

a) potential for tall building development:

8.283 Tall buildings are not considered appropriate for this site due to the nature of the surrounding area, made up of largely 2-2.5 storeys.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.284 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.285 Not applicable.

d) parts of site where development may need to be avoided due to flood risk:

8.286 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.287 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.288 Not applicable.

g) engagement with landowners/site promoters:

8.289 Engagement has been via planning applications, with permission having recently been granted for 9 dwellings.

ST03: Open space at Stone Street - How the anticipated numbers of homes have been determined

8.290 Open space at Stone Street has been identified as a deliverable site for 18 dwellings in Appendix 2 of the Addendum.

8.291 The number of homes for this site is based on a pending application for this site (23/00863/FUL) with resolution to grant planning permission.

8.292 The HELAA notes that with a site area of 0.28 hectares, this results in a density of 64 dwellings per gross hectare.

a) potential for tall building development:

8.293 Tall buildings are not considered appropriate for this location due to the nature of the surrounding area, consisting mostly of three storey blocks of apartments.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.294 This is assumed to have been addressed through the recent planning application.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.295 There are some Listed Buildings and Conservation Areas nearby but these have had no bearing on the estimated unit numbers for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.296 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.297 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.298 Not applicable.

g) engagement with landowners/site promoters:

8.299 This has been through planning applications.

BA01: Coniston Avenue - How the anticipated numbers of homes have been determined

8.300 Coniston Avenue has been identified as a developable site for 11 dwellings in Appendix 2 of the Addendum.

8.301 The number of homes for this site is based on the planning history. The site was identified as potential surplus employment land in the Approach to Employment Land 2019 Report (TE03) which is what led to the site being added to the HELAA. The number of homes for the site has been 11 since the 2023 HELAA (HO08) was published and continues to be 11 in the 2025 HELAA (HO04) based on a planning permission granted in 1973 (A*21576/B) for 11 dwellings which is assumed to have lapsed.

8.302 The HELAA 2025 notes that with a site area of 0.28 hectares, this equates to 39 dwellings per gross hectare.

a) potential for tall building development:

8.303 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly two-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.304 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.305 St Alban's Church is a Grade II Listed Building and is located nearby (approximately 50m away) to the south of the site. However, the presence of such heritage asset has not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.306 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.307 Not applicable.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.308 Not applicable.

g) engagement with landowners/site promoters:

8.309 The landowner has confirmed the site is available for development.

BA02: West of Milton Road - How the anticipated numbers of homes have been determined

8.310 West of Milton Road has been identified as a developable site for 8 dwellings in Appendix 2 of the Addendum.

8.311 The number of homes for this site is based on the HELAA, which proposed 20 dwellings for this site in the 2023 version (HO08), but this was reduced to 8 dwellings in the 2025 HELAA (HO04) due to it becoming clear that a large part of the site was unavailable. The 2025 HELAA therefore has an amended site boundary, and the site area has consequently reduced. There is planning history for the site with consent granted for 11 flats in 1994 (B*14953/AA) which has lapsed, which has also been taken into account in determining the number of homes.

8.312 The HELAA notes that with a site area of 0.19 hectares, this equates to 42 dwellings per gross hectare.

a) potential for tall building development:

8.313 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly two-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.314 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.315 There are some listed buildings nearby, and a Registered Park and Garden (Kingston Cemetery) nearby to the south west of the site. However, they are a considerable distance from the site and therefore, have not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.316 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.317 Not applicable.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.318 Not applicable.

g) engagement with landowners/site promoters:

8.319 The landowner has confirmed the site is available for development. The site boundary has been amended since the 2023 HELAA to reflect the area of land which is available.

CD01: Wardroom - How the anticipated numbers of homes have been determined

8.320 Wardroom has been identified as a developable site for 200 dwellings in Appendix 2 of the Addendum.

8.321 The number of homes for this site is based on discussions with the landowner.

8.322 The HELAA 2025 notes that with a site area of 2.71 hectares, this equates to 74 dwellings per gross hectare.

a) potential for tall building development:

8.323 Tall buildings are not considered appropriate at this location due to the on-site heritage assets.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.324 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.325 The site largely consists of the Wardroom, which is a Grade II Listed Building, and is located within the Guildhall and Victoria Park Conservation Area (No.18). It is also in close proximity to Victoria Park (Grade II Registered Park and Garden), and there are a number of designated and non-designated heritage assets in close proximity to the site. The number of dwellings anticipated for the site have partly been influenced based on the retention and conversion of the existing building.

d) parts of site where development may need to be avoided due to flood risk:

8.326 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.327 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.328 Not applicable.

g) engagement with landowners/site promoters:

8.329 The landowner has confirmed the site is available for development. Discussions with the MOD have informed the potential number of homes.

CD04: The Invincible, Wickham Street - How the anticipated numbers of homes have been determined

8.330 The Invincible, Wickham Street has been identified as a developable site for 40 dwellings in Appendix 2 of the Addendum.

8.331 The number of homes is based on the planning permission for the site (18/00848/OUT permission granted 24/06/2024 for 76no. 'co-living' bedspaces). With a ratio of 1.9 applied, due to this being described as Housing in Multiple Occupancy on the application for, this equates to 40 C3 equivalent dwellings.

8.332 The HELAA 2025 notes that with a site area of 0.03 hectares, this equates to 1,333 dwellings per gross hectare.

a) potential for tall building development:

8.333 The site falls within an Opportunity Area for Tall Buildings as identified in emerging policy PLP1: Design. The planning permission granted for the site includes a 12-storey building.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.334 It is assumed that any requirements for infrastructure have been taken into account in the planning application submitted for the site.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.335 There are two Conservation Areas nearby and a number of Grade II/II* listed buildings within the vicinity of the site. However, the presence of such heritage assets has not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.336 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.337 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.338 There is an SPA nearby to the west of the site. However, as this can be dealt with via a contribution towards the Bird Aware mitigation scheme, this has had not impact on potential housing numbers.

g) engagement with landowners/site promoters:

8.339 This has taken place via communication on planning applications.

CD07: Bridge Centre, Fratton - How the anticipated numbers of homes have been determined

8.340 The Bridge Centre, Fratton has been identified as a developable site for 115 dwellings in Appendix 2 of the Addendum.

8.341 The number of homes for this site has been based on discussions with the landowner and assumes that the existing commercial uses within the Bridge Centre would be retained, with residential to be provided above.

8.342 The HELAA notes that with a site area of 0.38 hectares, this equates to 304 dwellings per gross hectare.

a) potential for tall building development:

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

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.344 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.345 A Listed Building (The Guardsman Public House) is located nearby (approximately 75m) to the north of the site. However, the presence of this heritage asset has not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.346 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.347 Not applicable.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.348 Not applicable.

g) engagement with landowners/site promoters:

8.349 The landowner (PCC) has prepared various master plans for this site which have informed the unit numbers for the site.

CD10: Maxstoke Close Car Park - How the anticipated numbers of homes have been determined

8.350 Maxstoke Close Car Park has been identified as a developable site for 5 dwellings in Appendix 2 of the Addendum.

8.351 The number of homes for this site has been based on discussions with the landowner (PCC). The site is an awkward shape and there will be a need to retain some parking on the site, so this has restricted the amount of housing which may be accommodated.

8.352 The HELAA notes that with a site area of 0.12 hectares, this equates to 42 dwellings per gross hectare.

a) potential for tall building development:

8.353 The surrounding area is characterised by residential development ranging from two to five storeys in height, so development of a similar within that height range would be considered appropriate.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.354 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.355 There is a Listed Building (St Luke's Church) nearby (approx. 185m) to the west of the site. However, the presence of such heritage asset has not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.356 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.357 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.358 Not applicable.

g) engagement with landowners/site promoters:

8.359 The number of homes for this site has been based on discussions with the landowner, which is the PCC promoter team.

CD15: Hertford Place - How the anticipated numbers of homes have been determined

8.360 Hertford Place has been identified as a developable site for 17 dwellings in Appendix 2 of the Addendum.

8.361 The number of homes for this site has been based on professional judgement, with regard to the existing type of residential development within the vicinity of the site and discussions with the landowner (PCC).

8.362 The HELAA notes that with a site area of 0.16 hectares, this equates to 106 dwellings per gross hectare.

a) potential for tall building development:

8.363 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly three/four-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.364 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.365 None.

d) parts of site where development may need to be avoided due to flood risk:

8.366 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.367 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.368 Not applicable.

g) engagement with landowners/site promoters:

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

CD35: 42 Kent Street, Groundlings Theatre - How the anticipated numbers of homes have been determined

8.370 42 Kent Street, Groundlings Theatre has been identified as a developable site for 20 dwellings in Appendix 2 of the Addendum.

8.371 The number of homes for the site has been based on pre-application discussions.

8.372 The HELAA 2025 notes that with a site area of 0.12 hectares, this equates to 167 dwellings per gross hectare. The number of homes for this site has been based on the retention of the Listed Building on site.

a) potential for tall building development:

8.373 Not appropriate at this location given the site is largely occupied by a Listed Building, which would likely be retained for development on the site to come forward.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.374 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.375 Almost the entire site is a Listed Building, and it is all within the Portsea Conservation Area (No.23). Housing numbers for the site are restricted due to the need to retain the Listed Building, and convert or add to this.

d) parts of site where development may need to be avoided due to flood risk:

8.376 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.377 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.378 Not applicable.

g) engagement with landowners/site promoters:

8.379 The landowner has confirmed the site is available for development, and has conducted pre-application discussions with the Council which have informed the number of units for this site.

CD65: 117-127 Fratton Road (former Fratton Cinema) - How the anticipated numbers of homes have been determined

8.380 117-127 Fratton Road (former Fratton Cinema) has been identified as a developable site for 30 dwellings in Appendix 2 of the Addendum.

8.381 The number of homes has come from the lapsed planning permission for the site (16/01140/FUL - permission granted 30/04/2018).

8.382 The HELAA 2025 notes that with a site area of 0.18, this equates to 167 dwellings per gross hectare.

a) potential for tall building development:

8.383 Tall buildings are not considered appropriate for this site given the nature of the immediate surrounding area made up of terraced housing.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.384 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.385 There is a Listed Building (The Guardsman Public House) adjacent to the north of the site. Any issues related to heritage constraints are assumed to have been overcome via the previous planning permission, so using the number of units from that permission is assumed to remain appropriate in terms of heritage.

d) parts of site where development may need to be avoided due to flood risk:

8.386 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.387 Not applicable.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.388 Not applicable.

g) engagement with landowners/site promoters:

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

CD75: Venture Tower, Fratton Road - How the anticipated numbers of homes have been determined

8.390 Venture Tower, Fratton Road has been identified as a developable site for 41 dwellings in Appendix 2 of the Addendum.

8.391 The number of homes is based on the latest planning application for the site - 24/01089/FUL which has resolution to grant planning permission for 100 study bedrooms. This equates to 41 C3 equivalent number of dwellings, based on a ratio of 2.4 that has been applied to the dwelling number associated with the planning application due to this being a development for student accommodation.

8.392 The planning application is for the change of use of the existing building, which is eight storeys. The site area of 0.09 hectares results in a density of 456 dwellings per hectare (using the C3 equivalent figure).

a) potential for tall building development:

8.393 The site falls within an Opportunity Area for Tall Buildings as identified in emerging policy PLP1: Design. Proposals are for change of use of existing building (1st- 8th floor).

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.394 It is assumed that any requirements for infrastructure have been taken into account in the planning application submitted for the site, which has resolution to grant.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.395 None.

d) parts of site where development may need to be avoided due to flood risk:

8.396 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.397 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.398 Not applicable.

g) engagement with landowners/site promoters:

8.399 This has been undertaken via discussions on the pending planning application with the PCC promoter team.

COS03: Westmoors, 50 London Road, Cosham - How the anticipated numbers of homes have been determined

8.400 Westmoors, 50 London Road, Cosham has been identified as a developable site for 10 dwellings in Appendix 2 of the Addendum.

8.401 The number of homes is based on planning application 19/00574/FUL for the site, which was for 11 dwellings, but was refused. As the proposal involved the demolition of an existing dwelling, the figure of 10 has been used as the number of net additional dwellings likely to come forward if a similar scheme to the one which was refused 13/01/2020 came forward. The HELAA 2025 notes that with a site area of 0.28, this equates to a density of 143 dwellings per gross hectare.

a) potential for tall building development:

8.402 Not appropriate at this location given the nature of the surrounding area being made up of 2-4 storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.403 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.404 There is a listed building (milestone adjacent to Red Lion Public House) just over 50m to the south of the site. However, the presence of this heritage asset has not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.405 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.406 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.407 Not applicable.

g) engagement with landowners/site promoters:

8.408 The site is assumed available for development based on the past planning applications.

COS04: Former Cosham Police Station - How the anticipated numbers of homes have been determined

8.409 The former Cosham Police Station has been identified as a developable site for 60 dwellings in Appendix 2 of the Addendum.

8.410 The number of homes for this site is based on pre-application discussions with the landowner.

8.411 The HELAA notes that with a site area of 0.28 hectares, this equates to 214 dwellings per gross hectare.

a) potential for tall building development:

8.412 The existing building on this site is 4/5 storeys high, so development of a similar scale is envisaged.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.413 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.414 None.

d) parts of site where development may need to be avoided due to flood risk:

8.415 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.416 None.

- f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:**

8.417 Not applicable.

- g) engagement with landowners/site promoters:**

8.418 The landowner has confirmed the site is available for development and has engaged in pre-application discussions.

COS05: Clock House, Spur Road - How the anticipated numbers of homes have been determined

8.419 Clock House, Spur Road has been identified as a developable site for 18 dwellings in Appendix 2 of the Addendum.

8.420 The number of homes has come from the planning permission for the site - 19/00747/OUT (permission granted 24/03/2023 for 44 study studios). This equates to 18 C3 equivalent number of dwellings, based on a ratio of 2.4 that has been applied to the dwelling number associated with the planning application due to this development being for student accommodation.

8.421 The HELAA notes that with a site area of 0.08 hectares, this equates to 225 dwellings per gross hectare using the C3 equivalent figure for the site.

- a) potential for tall building development:**

8.422 The planning permission granted for the site includes construction of part 2/3/4/5/7 storey building.

- b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:**

8.423 It is assumed that any requirements for infrastructure have been taken into account in the planning application submitted for the site.

- c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:**

8.424 None.

- d) parts of site where development may need to be avoided due to flood risk:**

8.425 Not applicable, site is in flood zone 1.

- e) security concerns for Ministry of Defence assets:**

8.426 None.

- f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:**

8.427 Not applicable.

- g) engagement with landowners/site promoters:**

8.428 The site is assumed available based on the recent planning permission.

DF02: Karen Avenue - How the anticipated numbers of homes have been determined

8.429 Karen Avenue has been identified as a developable site for 6 dwellings in Appendix 2 of the Addendum.

8.430 The number of homes has come from the planning application for the site - 20/01513/CS3 (permission granted 11/10/2021 for six dwellings but lapsed 11/10/2024).

8.431 The HELAA notes that with a site area of 0.45 hectares, this equates to 13 dwellings per gross hectare.

- a) potential for tall building development:**

8.432 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly two-storey residential dwellings.

- b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:**

8.433 It is assumed that any requirements for infrastructure have been taken into account in the planning application submitted for the site.

- c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:**

8.434 None.

- d) parts of site where development may need to be avoided due to flood risk:**

8.435 Not applicable, site is in flood zone 1.

- e) security concerns for Ministry of Defence assets:**

8.436 None.

- f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative**

measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.437 Not applicable.

g) engagement with landowners/site promoters:

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

EC02B: Land at Halliday Crescent - How the anticipated numbers of homes have been determined

8.439 Land at Halliday Crescent has been identified as a developable site for 5 dwellings in Appendix 2 of the Addendum.

8.440 The housing number for this site is based on the professional judgement. The HELAA notes that with a site area of 0.03 hectares, this equates to 167 dwellings per gross hectare.

a) potential for tall building development:

8.441 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly two/three-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.442 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.443 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). However, the presence of such heritage assets has not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.444 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.445 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.446 The playing field to the west of the site 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 and SSSI. There is also a primary support area for Solent Waders and Brent Geese nearby. However, as this can be addressed through a contribution towards the Bird Aware mitigation scheme, this has not had an impact on the number of dwellings anticipated for the site.

g) engagement with landowners/site promoters:

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

EC11: Southsea Marina - How the anticipated numbers of homes have been determined

8.448 Southsea Marina has been identified as a developable site for 12 dwellings in Appendix 2 of the Addendum.

8.449 The housing number for this site has been based on professional judgement of how much development could fit in the very small area not constrained by flooding (see section d) for more details.

8.450 The HELAA notes that with a site area of 4.49 hectares, this equates to 3 dwellings per gross hectare.

a) potential for tall building development:

8.451 Tall buildings are not considered appropriate for this site given the nature of the surrounding area to the west made up of mostly three/four-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.452 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.453 Fort Cumberland Scheduled Monument and Grade II Listed Building is located adjacent to the south of the site. However, the presence of such heritage assets has not had a major impact on the number of dwellings anticipated for the site, which has mostly been affected by flooding constraints.

d) parts of site where development may need to be avoided due to flood risk:

8.454 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 need to be avoided so have been excluded from the developable area. Much of the site is also water as it is a marina complex, which leads to only a small area remaining suitable for development.

e) security concerns for Ministry of Defence assets:

8.455 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.456 There is an SPA, Ramsar site, SAC and SSSI adjacent to the north of the site. However, as this can be addressed via a contribution towards the Bird Aware mitigation scheme, the presence of such nature designations and has not had an impact on the number of dwellings anticipated for the site.

g) engagement with landowners/site promoters:

8.457 The site was promoted by the landowner in the 2021/22 Call for Sites.

HI01: Hilsea Lodge (Highgrove) - How the anticipated numbers of homes have been determined

8.458 Hilsea Lodge (Highgrove) has been identified as a developable site for 34 dwellings in Appendix 2 of the Addendum.

8.459 The number of homes for this site has been based on pre-application discussions with the landowner (PCC).

8.460 The HELAA notes that with a site area of 0.48 hectares, this equates to 71 dwellings per gross hectare.

a) potential for tall building development:

8.461 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly between two and four-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.462 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.463 There is a Listed Building (511 London Road) approx. 20m to the north-west of the site. However, the presence of such heritage asset has not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.464 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.465 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.466 Not applicable.

g) engagement with landowners/site promoters:

8.467 The number of homes anticipated for the site has been based on discussions with the landowner (PCC promoter team), which has included pre-application discussions. Pre-application discussions have been used to inform the potential housing numbers for the site.

HI02: Land of former supermarket, Stubbington Avenue - How the anticipated numbers of homes have been determined

8.468 Land of former supermarket, Stubbington Avenue has been identified as a developable site for 20 dwellings in Appendix 2 of the Addendum.

8.469 The number of homes for this site has been based on pre-application discussions.

8.470 The HELAA notes that with a site area of 0.18 hectares, this equates to 111 dwellings per gross hectare.

a) potential for tall building development:

8.471 Tall buildings are not considered appropriate for this site given the nature of development along Stubbington Avenue, which is predominantly made of up two-storey, terraced housing.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.472 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.473 There is a Listed Building (Fountain Public House) nearby to the north west (approx. 65m away), but there is intervening development between the site and the Listed Building. Therefore, the presence of this heritage asset has not had an impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.474 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.475 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.476 Not applicable.

g) engagement with landowners/site promoters:

8.477 This has taken place through pre-application discussions which has informed the number of dwellings for this site.

HI04: Land at Pompey Health and Fitness - How the anticipated numbers of homes have been determined

8.478 Land at Pompey Health and Fitness has been identified as a developable site for 10 dwellings in Appendix 2 of the Addendum.

8.479 The number of dwellings has been based on professional judgement used in preparing the HELAA. The HELAA notes that with a developable site area of 0.3 hectares (6.89 hectares for the site in total), this equates to 33 dwellings per gross hectare. 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 is considered appropriate for development.

a) potential for tall building development:

8.480 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly two-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.481 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.482 There is a Listed Building (Gatcombe House) opposite the entrance to the site, to the west. However, the presence of this heritage asset had a limited impact on the number of dwellings anticipated for the site, which is mostly affected by what area of the site is not in use by the health and fitness club.

d) parts of site where development may need to be avoided due to flood risk:

8.483 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. However, the small parcel identified for

development is located within flood zone 1. Therefore, this has not had an impact on the number of dwellings anticipated for the site.

e) security concerns for Ministry of Defence assets:

8.484 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.485 Not applicable.

g) engagement with landowners/site promoters:

8.486 The landowner has confirmed the site is available for development.

HI13: Territorial Army Centre, Peronne Road - How the anticipated numbers of homes have been determined

8.487 The Territorial Army Centre, Peronne Road has been identified as a developable site for 28 dwellings in Appendix 2 of the Addendum.

8.488 The housing number for this site has been based on professional judgement, and assumes the existing buildings would be removed once no longer needed by the Ministry of Defence.

8.489 The HELAA notes that with a site area of 1.34 hectares, this equates to 21 dwellings per gross hectare.

a) potential for tall building development:

8.490 Tall buildings are not considered appropriate for this site given the nature of the surrounding area is made up of mostly two-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.491 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.492 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. These have had a limited impact on potential housing numbers for this site.

d) parts of site where development may need to be avoided due to flood risk:

8.493 The entire site is in flood zone 3; this has not affected the number of homes for the site as sea defences are being put in place.

e) security concerns for Ministry of Defence assets:

8.494 The site is currently an existing Territorial Army Centre forming part of the MOD estate. However, the site would need to be cleared prior to any development taking place, so this has not affected the housing numbers for this site.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.495 The SPA is nearby to the north, with a Ramsar site, SAC, and SSSI also slightly further away, and there is a Primary Support Area for Solent Waders and Brent Geese nearby to the west. However, as this can be addressed through a contribution to the Bird Aware mitigation scheme, this has not had an impact on the number of dwellings proposed for the site.

g) engagement with landowners/site promoters:

8.496 The landowner has confirmed the site is available for development.

MI05: Goldsmith Avenue - How the anticipated numbers of homes have been determined

8.497 Goldsmith Avenue has been identified as a developable site for 20 dwellings in Appendix 2 of the Addendum.

8.498 The housing number for this site has been based on professional judgement used in preparing the 2025 HELAA (HO04). The site was unavailable in the 2023 HELAA (HO08) but the position changed when preparing the 2025 HELAA, and the site boundary was amended to reflect the land which was available.

8.499 The HELAA notes that with a site area of 0.33 hectares, this equates to 61 dwellings per gross hectare.

a) potential for tall building development:

8.500 Tall buildings are not considered appropriate for this site given the surrounding area is predominantly characterised by one/two-storey buildings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.501 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.502 None.

d) parts of site where development may need to be avoided due to flood risk:

8.503 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.504 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.505 Not applicable.

g) engagement with landowners/site promoters:

8.506 The landowner has confirmed the site is available for development. The boundary of the site has been amended since the HELAA 2023 to reflect the land which is available.

NE01: Connect Centre - How the anticipated numbers of homes have been determined

8.507 The Connect Centre has been identified as a developable site for 191 dwellings in Appendix 2 of the Addendum.

8.508 The number of homes has come from the two most recent planning applications for the site: 25/00568/FUL (permission granted 30/09/2025 for 175 residential units), and 25/00358/PA (prior approval granted 30/09/2025 for 16 dwellings).

8.509 The HELAA 2025 notes that with a site area of 0.53 hectares, this equates to 360 dwellings per gross hectare.

a) potential for tall building development:

8.510 The planning applications for the site are for the conversion of the existing building for residential (inc. a two storey extension). The existing building is of varying heights, but goes up to 9 storeys over another 2 storeys of car parking.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.511 It is assumed that any requirements for infrastructure have been taken into account in the two planning applications submitted for the site.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.512 There is a Listed Building (The Air Balloon Public House) nearby to the south of the site. Any issues related to heritage constraints are assumed to have been overcome via the planning applications which have permission.

d) parts of site where development may need to be avoided due to flood risk:

8.513 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.514 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.515 Not applicable.

g) engagement with landowners/site promoters:

8.516 It is assumed the site is available for development based on the recently approved planning applications.

NE03: Former Police Station, Kingston Crescent - How the anticipated numbers of homes have been determined

8.517 The former Police Station, Kingston Crescent has been identified as a developable site for 60 dwellings in Appendix 2 of the Addendum.

8.518 The number of homes for this site has been based on professional judgement used in preparing the HELAA, and takes into account the nature of the existing building on the site.

8.519 The HELAA 2025 notes that with a site area of 0.41 hectares, this equates to 146 dwellings per gross hectare.

a) potential for tall building development:

8.520 The site falls within an Opportunity Area for Tall Buildings as identified in emerging policy PLP1: Design. The existing building is four storeys high, so a similar scale of development is anticipated.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.521 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.522 There is a Listed Building nearby to the east (61-63 Kingston Crescent), and two further Listed Buildings further away to the north west and south west. However, the presence of these heritage assets has had limited impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.523 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.524 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.525 Not applicable.

g) engagement with landowners/site promoters:

8.526 The landowner has confirmed the site is available for development.

NE05: 205 London Road - How the anticipated numbers of homes have been determined

8.527 205 London Road has been identified as a developable site for 5 dwellings in Appendix 2 of the Addendum.

8.528 The number of homes has come from the planning application 20/00558/FUL for the site for 8 gross dwellings (5 net additional dwellings). The application was refused (09.03.2023) as there was no justification or mitigation measures secured for the potential impact on the Solent SPA, but as this can be overcome through a contribution to the Bird Aware mitigation scheme the potential for 5 net additional dwellings at the site remains.

8.529 The HELAA 2025 notes that with a site area of 0.02 hectares, this equates to 400 dwellings (based on gross figures) per gross hectare.

a) potential for tall building development:

8.530 Tall buildings are not considered appropriate at this location given the nature of the surrounding area which comprises residential development ranging from 3-4 storeys. The refused planning application for the site proposed a rear extension to the existing building following demolition of the existing extension.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.531 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.532 There is a Listed Building (Fountain Public House) nearby to the south of the site (approx. 160m), but the presence of this heritage asset has not had a significant impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.533 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.534 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.535 Not applicable, as whilst the previous application for the site was refused, there are now mitigation measures in place which would overcome the reason for refusal.

g) engagement with landowners/site promoters:

8.536 The landowner has confirmed the site is available for development.

NE06: Blue Anchor PH, 2 London Road - How the anticipated numbers of homes have been determined

8.537 The Blue Anchor Public House (PH), 2 London Road has been identified as a developable site for 6 dwellings in Appendix 2 of the Addendum.

8.538 The number of homes anticipated for the site is based on professional judgement which assumes the commercial use on the ground floor would be retained (given its location within the North End District Centre), with residential above. This is in keeping with the mixed-used development along London Road.

8.539 The HELAA notes that with a site area of 0.03 hectares, this equates to 200 dwellings per gross hectare.

a) potential for tall building development:

8.540 Tall buildings are not considered appropriate for this site given that buildings within the surrounding area range from two to four storeys.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.541 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.542 There is a Listed Building (73-75 Kingston Crescent) nearby to the west of the site. However, the presence of this heritage asset has had minimal impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.543 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.544 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.545 Not applicable.

g) engagement with landowners/site promoters:

8.546 The landowner promoted this site in the 2019 Call for Sites.

NE09: 98 London Road - How the anticipated numbers of homes have been determined

8.547 98 London Road has been identified as a developable site for 30 dwellings in Appendix 2 of the Addendum.

8.548 The number of homes for this site involved consideration of planning application 21/01625/OUT, which was for 65 dwellings. It was dismissed at appeal (18/09/2023) for several reasons, one of which was concern over the proposed scheme being overdevelopment and not contextually responsive to the surrounding area. The anticipated number of homes for the site has been significantly decreased compared to the planning application in light of such concerns.

8.549 The HELAA 2025 notes that with a site area of 0.18 hectares, this equates to 167 dwellings per gross hectare.

a) potential for tall building development:

8.550 Tall buildings are considered appropriate for the site given the nature of the surrounding area which is largely 1-3 storeys high.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.551 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.552 None.

d) parts of site where development may need to be avoided due to flood risk:

8.553 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.554 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.555 Not applicable.

g) engagement with landowners/site promoters:

8.556 It is assumed the site is available based on previous planning application submissions.

NE22: Land at Heathfield Road - How the anticipated numbers of homes have been determined

8.557 Land at Heathfield Road has been identified as a developable site for 18 dwellings in Appendix 2 of the Addendum.

8.558 The number of homes anticipated for the site is based on recent pre-application discussions.

8.559 The HELAA 2025 notes that with a site area of 0.08 hectares, this equates to 225 dwellings per gross hectare.

a) potential for tall building development:

8.560 Tall buildings are not considered appropriate for this site given that it is situated between residential development of two-storey buildings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.561 Not applicable.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.562 There is a Listed Building (65-67-69-71 Kingston Crescent) immediately to the south of the site. However, the presence of this heritage asset has had limited impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.563 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.564 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.565 Not applicable.

g) engagement with landowners/site promoters:

8.566 This has been via pre-application discussions.

PA03: 140 Southampton Road - How the anticipated numbers of homes have been determined

8.567 140 Southampton Road has been identified as a developable site for 20 dwellings in Appendix 2 of the Addendum.

8.568 The housing number for this site has taken into account the two planning applications on the site which have been refused recently, one for 27 apartments, the other for 34 apartments - both of these involved reasons for refusal such as over development and lack of parking, so it has been assumed a smaller number of homes would be more appropriate for the site.

8.569 The HELAA notes that with a site area of 0.16 hectares, this equates to 125 dwellings per gross hectare.

a) potential for tall building development:

8.570 Tall buildings are not considered appropriate for this site given the nature of the surrounding area is made up of mostly two-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.571 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.572 None.

d) parts of site where development may need to be avoided due to flood risk:

8.573 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, so this has not affected the potential housing numbers for the site.

e) security concerns for Ministry of Defence assets:

8.574 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.575 The lake to the south of the site is SPA, Ramsar and SSSI. There is also a secondary support area for Brent Geese and Solent Waders nearby. However, as this can be addressed through a contribution to the Bird Aware mitigation scheme, these have not had an impact on the number of dwellings anticipated for the site.

g) engagement with landowners/site promoters:

8.576 The landowner has confirmed the site is available for development.

PA16: Amenity Land off Newbolt Road and Bodmin Road - How the anticipated numbers of homes have been determined

8.577 Amenity land off Newbolt Road and Bodmin Road has been identified as a developable site for 8 dwellings in Appendix 2 of the Addendum.

8.578 The housing number for this site has been based on the fact that the site was promoted by the landowner (PCC) for 8 dwellings.

8.579 The HELAA 2025 notes that with a site area of 0.17 hectares, this equates to 47 dwellings per gross hectare.

a) potential for tall building development:

8.580 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly two-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.581 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.582 None.

d) parts of site where development may need to be avoided due to flood risk:

8.583 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.584 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.585 There is a Secondary Support Area for Solent Waders and Brent Geese nearby to the south west of the site, but as this can be addressed via a contribution towards the Bird Aware mitigation scheme this has not had an impact on the number of dwellings anticipated for the site.

g) engagement with landowners/site promoters:

8.586 The landowner has confirmed the site is available for development.

SJ04: 61-63 Marmion Road - How the anticipated numbers of homes have been determined

8.587 61-63 Marmion Road has been identified as a developable site for 5 dwellings in Appendix 2 of the Addendum.

8.588 The number of homes has been based on the planning application for the site - 21/00342/FUL for 5 dwellings, which was subsequently withdrawn 07.07.2022.

8.589 The HELAA 2025 notes that with a site area of 0.06 hectares, this equates to 83 dwellings per gross hectare.

a) potential for tall building development:

8.590 Tall buildings are not considered appropriate for this site given the nature of the surrounding area which is largely made up of up to four-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.591 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.592 The site is entirely within the Owens Southsea Conservation Area (No.2). There is a Listed Building (The Friary, No.s 1-24) nearby to the west and further Listed Buildings within the wider area. However, the presence of such heritage assets, as well as its location within a conservation area, has had limited impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.593 A small part of the site (1.99%) falls within flood zone 2, however the rest of the site is within flood zone 1. This has not had an effect on housing numbers for the site.

e) security concerns for Ministry of Defence assets:

8.594 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.595 Not applicable.

g) engagement with landowners/site promoters:

8.596 It is assumed the site is available for development based on the previous planning application.

SJ12: 82-88 Clarendon Road - How the anticipated numbers of homes have been determined

8.597 82-88 Clarendon Road has been identified as a developable site for 20 dwellings in Appendix 2 of the Addendum.

8.598 The number of homes for this site is based on pre-application discussions.

8.599 The HELAA 2025 notes that with a site area of 0.04 hectares, this equates to 500 dwellings per gross hectare.

a) potential for tall building development:

8.600 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly three-storey residential dwellings, with the exception of small commercial premises nearby. The existing building is four storeys which would remain appropriate for this location.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.601 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.602 The whole site is within the East Southsea Conservation Area (No.19), however this has not an impact of the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.603 Most of the site is in Flood Zone 3 (57%), with the remainder being in Flood Zone 2 (43%). This is not affecting the number of dwellings anticipated for the site.

e) security concerns for Ministry of Defence assets:

8.604 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.605 Not applicable.

g) engagement with landowners/site promoters:

8.606 Engagement has been via pre-application discussions for the site for potentially developing the whole site (previous planning applications had been for part of the site only).

SJ16: Wimbledon Park Sports Centre - How the anticipated numbers of homes have been determined

8.607 Wimbledon Park Sports Centre has been identified as a developable site for 30 dwellings in Appendix 2 of the Addendum.

8.608 The number of homes for this site is based on discussion with the landowner (PCC).

8.609 The HELAA 2025 notes that with a site area of 0.23 hectares, this equates to 130 dwellings per gross hectare.

a) potential for tall building development:

8.610 Tall buildings are not considered appropriate for this site given the nature of the surrounding area made up of mostly two-storey residential dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.611 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.612 The East Southsea Conservation Area (No.19) lies to the east of the site, and a listed building (St Simon's Church) is nearby to the south-east. However, these have had limited impact of the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.613 The northern part of the site (containing the existing building) is in Flood Zone 2, and the remainder of the site (car park) is in Flood Zone 3. Residential development of the site may therefore, be restricted to the northern part of the site and the number of dwellings anticipated for the site reflect this.

e) security concerns for Ministry of Defence assets:

8.614 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.615 Not applicable.

g) engagement with landowners/site promoters:

8.616 The landowner (PCC) has confirmed the site is available for development, with potential proposals for 30 apartments. The number of homes for this site is based on discussions with the landowner for this existing sports centre which is due to become surplus to requirements when the Bransbury Park Leisure Centre is built.

SJ17: Queen's Hotel and Grosvenor Casino - How the anticipated numbers of homes have been determined

8.617 Queen's Hotel and Grosvenor Casino has been identified as a developable site for 104 dwellings in Appendix 2 of the Addendum.

8.618 The number of homes for this site was based on pre-application discussions prior to the submission of a planning application which was submitted after the Addendum was prepared (25/00858/FUL). This application has recently been refused.

8.619 The HELAA notes that with a site area of 0.95 hectares, this equates to 109 dwellings per gross hectare. Any development of the site would involve the retention of the Queen's Hotel.

a) potential for tall building development:

8.620 The site consists of a four storey former casino and a five storey operational hotel. Potential development is envisaged to be of a similar scale as a minimum.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.621 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.622 The site is located entirely within Owens Southsea Conservation Area (No.2) and the Queen's Hotel itself is a listed building. There are also a number of other listed buildings within the vicinity of the site, as well as the Southsea Common Grade II Registered Park and Garden. The anticipated number of homes for the site has been based on the assumption that the Queen's Hotel Listed Building is retained.

d) parts of site where development may need to be avoided due to flood risk:

8.623 Not applicable, the site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.624 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.625 Near to the south west of the site is a Core Area for Solent Waders and Brent Geese, beyond that is the SPA. However, as this can be addressed via a contribution towards the Bird Aware mitigation scheme, the presence of such nature designations and functionally linked support areas has not had an impact on the number of dwellings anticipated for the site

g) engagement with landowners/site promoters:

8.626 This has been via recent planning application.

ST01: City Records Office - How the anticipated numbers of homes have been determined

8.627 The City Records Office has been identified as a developable site for 45 dwellings in Appendix 2 of the Addendum.

8.628 The number of homes for this site has been based on pre-application discussions with the landowner (PCC).

8.629 The HELAA 2025 notes that with a site area of 0.35 hectares, this equates to 129 dwellings per gross hectare.

a) potential for tall building development:

8.630 The existing building on the site is a mix of two and three storeys. Flats in the surrounding area are largely up to four storeys high, but there is a 12 storey block of flats in the vicinity. Proposals for the site are expected to be around four storeys rather than 12.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.631 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.632 The entire site falls within The Terraces Conservation Area (No.6), the railings bounding the site are listed. There are also several other listed buildings nearby, and the site itself is located in the curtilage of listed buildings. In establishing the housing numbers for this site, it has been assumed that the railings surrounding the site

would be retained, but this has had limited impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.633 Not applicable, site is in flood zone 1.

e) security concerns for Ministry of Defence assets:

8.634 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.635 Not applicable.

g) engagement with landowners/site promoters:

8.636 The number of homes for this site has been based on pre-application discussions with the landowner.

ST02: Middle Street - How the anticipated numbers of homes have been determined

8.637 Middle Street has been identified as a developable site for 163 dwellings in Appendix 2 of the Addendum.

8.638 The number of homes has come from the most recent planning application for the site - 18/01967/OUT for 163 dwellings. The scheme had resolution to grant but 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. As this is something which could be overcome, the number of dwellings is still considered appropriate despite the dismissed appeal.

8.639 The HELAA 2025 notes the site area as 0.24 hectares, this results in a density of 679 dwellings per gross hectare (this is a correction to the HELAA which says 869 dph).

a) potential for tall building development:

8.640 Tall buildings are envisaged as part of developing this site. The site lies just outside of an area of opportunity for tall buildings and is identified in the Somerstown and North Southsea Area Action Plan for development of between four and eight storeys. Planning application 18/01967/OUT included a building ranging in height from six to eleven-storeys. There is a wide variety of building heights in the immediate area, ranging from two storeys to over ten storeys.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.641 It is assumed that any requirements for infrastructure have been taken into account in the planning application submitted for the site.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.642 There are listed buildings and conservation areas (including King Street) nearby, but not immediately adjacent to the site. Any heritage constraints are assumed to have been addressed through the planning application for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.643 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.644 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.645 Not applicable, as whilst the previous application for the site was dismissed due to absence of mitigation measures, this can be addressed via contributing towards the Bird Aware mitigation scheme which would overcome the reason the appeal was dismissed.

g) engagement with landowners/site promoters:

8.646 The majority of the site is controlled by PCC, who have confirmed the site is available for development.

ST04: Wightlink Car Park - How the anticipated numbers of homes have been determined

8.647 Wightlink Car Park has been identified as a developable site for 60 dwellings in Appendix 2 of the Addendum.

8.648 The number of homes for this site is based on the number the site was promoted for when submitted to the Call for Sites for the HELAA.

8.649 The HELAA 2025 notes that with a site area of 0.35 hectares, this results in a density of 171 dwellings per gross hectare.

a) potential for tall building development:

8.650 Surrounding buildings are of a mix of heights but the closest area, to the east of the site is a residential area characterised by two, three, and four-storey buildings. Development envisaged is for no more than four storeys.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.651 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.652 There are Conservation Areas to the west and east of the site, a Scheduled Monument (Board of Ordnance - Infirmary) is close by, and there are several Listed Buildings nearby. The proximity of the conservation areas and heritage assets has had limited impact on the number of dwellings anticipated for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.653 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.654 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.655 An SPA lies west of the site. However, as this can be addressed through a contribution towards the Bird Aware mitigation scheme, this has not had an impact on the number of dwellings anticipated for the site.

g) engagement with landowners/site promoters:

8.656 The landowner has confirmed the site is available for development.

ST07: Derelict Land, Warwick Crescent - How the anticipated numbers of homes have been determined

8.657 Derelict Land, Warwick Crescent has been identified as a developable site for 14 dwellings in Appendix 2 of the Addendum.

8.658 The number of homes has come from the planning application 23/01613/OUT for the site, which was granted permission 26/03/2025 for 34 no. student accommodation rooms. This equates to 14 C3 equivalent number of dwellings, based on a ratio of 2.4 that has been applied to the dwelling number associated with the planning application due to proposals being for student accommodation.

8.659 The HELAA 2025 notes that with a site area of 0.04 hectares, this results in a density of 350 dwellings per gross hectare.

a) potential for tall building development:

8.660 The planning permission for the site involves the construction of a four-storey building, which is deemed appropriate given the surrounding context within the immediate vicinity of the site.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.661 This is assumed to have been addressed through the recent planning application.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.662 There are a few Listed Buildings and a Conservation Area (King Street) nearby. Any heritage constraints are assumed to have been addressed through the most recent planning permission for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.663 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.664 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.665 Not applicable.

g) engagement with landowners/site promoters:

8.666 It is assumed the site is available for development based on the recently granted planning consent.

ST12: Cathedral House - How the anticipated numbers of homes have been determined

8.667 Cathedral House has been identified as a developable site for 14 dwellings in Appendix 2 of the Addendum.

8.668 The number of homes for this site is based on professional judgement used in preparing the HELAA, which has assumed development would involve intensification of use of the existing building or conversion.

8.669 The HELAA notes that with a site area of 0.07 hectares, this results in a density of 114 dwellings per gross hectare.

a) potential for tall building development:

8.670 Development is anticipated to come forward on the site through intensification of the existing building or converting non-residential uses in the building to residential, therefore, tall buildings are not considered appropriate.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.671 None.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.672 The entire site is located within the Old Portsmouth Conservation Area (No.4) and there are a number of listed buildings adjacent to the west and east of the site and on the opposite side of St Thomas's Street. The proximity of the conservation areas and heritage assets has had an impact on the number of dwellings anticipated for the site, and has led to the approach of redeveloping the existing building.

d) parts of site where development may need to be avoided due to flood risk:

8.673 The majority of the site is within flood zone 3, the remainder being in flood zone 2. This has not affected the number of homes for the site as sea defences have recently been put in place as part of the Southsea Coastal Scheme project.

e) security concerns for Ministry of Defence assets:

8.674 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.675 There is an SPA to the west of the site. However, as this can be addressed through a contribution to the Bird Aware mitigation scheme, this has not had an impact on the number of dwellings anticipated for the site.

g) engagement with landowners/site promoters:

8.676 The site was promoted in the 2021/22 Call for Sites.

ST13: 62 Middle Street - How the anticipated numbers of homes have been determined

8.677 62 Middle Street has been identified as a developable site for 8 dwellings in Appendix 2 of the Addendum.

8.678 At the time the Local Plan was submitted, the number of homes was based on planning application 20/00169/OUT for 21 no. student accommodation units which had lapsed 04/02/2025. A new application has since come forward (25/00590/FUL) for the site, which was granted permission on 07/01/2026 for the same amount of dwellings, and has also been implemented and is under construction. For both applications this equates to 8 C3 dwellings, based on a ratio of 2.4 that has been applied to the dwelling number associated with the planning application due to proposals being for student accommodation.

8.679 The HELAA notes that with a site area of 0.03 hectares, this results in a density of 266 dwellings per gross hectare.

a) potential for tall building development:

8.680 The permitted scheme is for a five storey development, with commercial floor space at ground floor level with student accommodation above.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.681 This is assumed to have been addressed through the recent planning application.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.682 King Street Conservation Area (No.3) is nearby to the south, and there are some Listed Buildings nearby. Any heritage constraints are assumed to have been addressed through the recent planning permission for the site.

d) parts of site where development may need to be avoided due to flood risk:

8.683 Not applicable, site is within flood zone 1.

e) security concerns for Ministry of Defence assets:

8.684 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.685 Not applicable.

g) engagement with landowners/site promoters:

8.686 The landowner has confirmed the site is available for development and is currently in the process of building out the planning permission.

ST17: Clarence Pier - How the anticipated numbers of homes have been determined

8.687 Clarence Pier has been identified as a developable site for 8 dwellings in Appendix 2 of the Addendum.

8.688 The number of homes for this site has been based on discussions with the site promoter.

8.689 The HELAA 2025 notes that with a site area of 1.58 hectares, this results in a density of 127 dwellings per gross hectare.

a) potential for tall building development:

8.690 Tall buildings are envisaged as part of this development in order to accommodate 200 dwellings.

b) on-site infrastructure and other development needs such as highway works, early years and education provision, and open space:

8.691 It is assumed that the bus stops within the site will be retained or re-provided.

c) the significance of designated and non-designated heritage assets, particularly in respect of their settings:

8.692 The whole site is located within the Seafront Conservation Area (No.10). Southsea Common Grade II Listed Park and Garden is close by. The Scheduled Monument of Long Curtain, King's Bastion & Spur Redoubt is located nearby to the north west, and there are also a few listed buildings nearby to the south. The presence of these historic assets has had a limited impact on potential housing numbers as it is considered possible to address these through good design.

d) parts of site where development may need to be avoided due to flood risk:

8.693 Approximately 47% of the site falls within flood zone 3, the rest of the site is within flood zone 2. Some small areas of the site, close to the shoreline are within areas of flooding that are 3.3% or greater AEP. Development is envisaged to be designed to overcome flood risk issues.

e) security concerns for Ministry of Defence assets:

8.694 None.

f) matters relevant to habitats and species protected by The Conservation of Habitats and Species Regulations 2017, including the extent and availability of suitable alternative natural greenspace or alternative measures, the replacement of functionally linked land, and flight and sight lines of birds:

8.695 The coastal part of the site along the south west boundary is within an SPA. There would be no development on this part of the site, and the number of dwellings anticipated for the site reflect this.

g) engagement with landowners/site promoters:

8.696 The site promoter has confirmed the site is available for development, and dwelling numbers for the site are based on discussions with them.

Question Nine

How were the spatial extents of the Opportunity Areas for Tall Buildings shown on the Policies Map [KD04a] determined and why do they differ from the Areas of Opportunity identified in the Tall Buildings Supplementary Planning Document [SPD02] and Tall Buildings Study [PCC02]?

Council's answer:

- 9.1 The spatial extents of the Opportunity Areas for Tall Buildings (OATB) shown on the Policies Map [KD04a] were originally determined in the Tall Buildings Study published in 2009 (PCC02). They were carried forward in both the Tall Buildings Supplementary Planning Document (SPD) (SPD02) and Policy PCS24 (Tall Buildings) of the Portsmouth Plan (EDP01), which were both adopted in 2012.
- 9.2 The Habitat Regulations Assessment (HRA) (KD16) identified that tall buildings could impact the sight and flight lines of SPA / Ramsar birds navigating the wider Solent area. The findings of the HRA iteratively informed the formulation of the Local Plan and its OATBs.
- 9.3 The Council carefully considered the spatial extent of the OATBs at the Regulation 19 stage, alongside a re-examination of the City's residential densities. This process sought to ensure better alignment between the OATBs and areas of higher residential density as defined on the Residential Densities Map (KD04d). This work resulted in a better alignment between the OATBs and density areas, but also resulted in some differences between the OATBs included in the Plan and those identified in the Tall Buildings SPD and the Tall Buildings Study. These changes are illustrated in Figure 1 and then explained in more detail below.
- 9.4 In summary four OATBs were deleted, namely Whale Island, Horsea Island, Cosham Town Centre and Western Road / Southampton Road while three were amended, namely Fratton, Tipner and Port Solent.

Whale Island

- 9.5 In the absence of any development proposals coming forward on Whale Island during the plan period, and given its location within Portsmouth Harbour SPA and its relative proximity to Portchester Castle, the Council concluded that it would be inappropriate for Whale Island to remain as an OATB.

Horsea Island

- 9.6 Following on from removal of Horsea Island East from Policy PLP3: Tipner West in the Local Plan Addendum, and given its location within Portsmouth Harbour SPA and its relative proximity to Portchester Castle the Council concluded that it would be inappropriate for Horsea Island to remain as an OATB.

Cosham Town Centre

- 9.7 The removal of Cosham Town Centre as an OATB follows on from the Council's decision to change it from a high density to a medium density area in the Pre-Submission Local Plan. This was in response to consultation responses on the Regulation 18 Plan (PRE01) and feedback at a Member workshop.

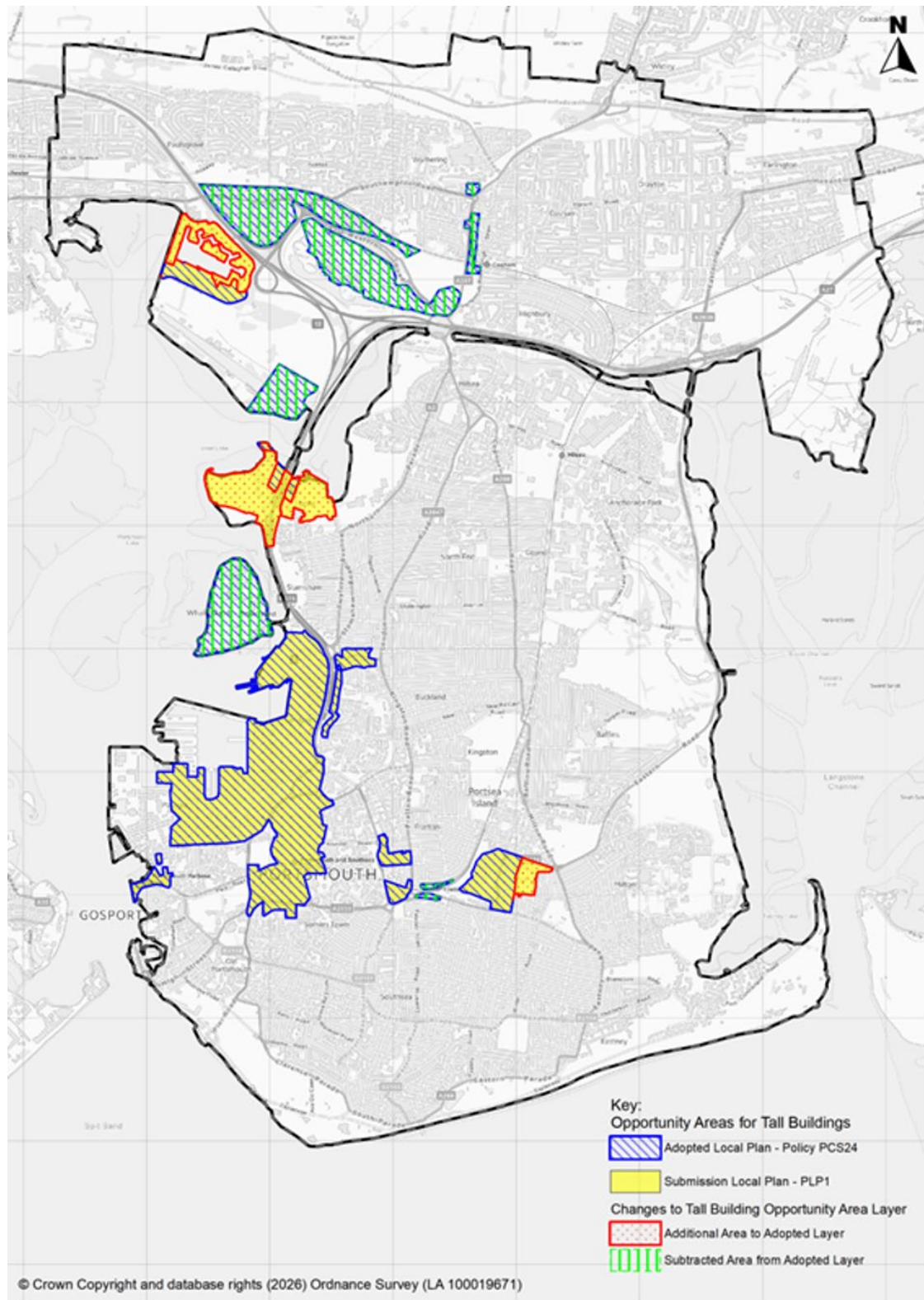


Figure 1: Changes to the spatial extent of the Opportunity Areas for Tall Buildings

Western Road / Southampton Road:

- 9.8 This area is predominantly occupied by buildings focussed on large scale retail and employment, rather than residential uses. Whilst preparing the Publication Plan, no applications for housing have been forthcoming in this area. The Council deleted it is an OATB, because it did not meet the criteria for designation such as proximity to a town centre or transport hub.

Fratton:

- 9.9 The Council added a modest area to the east of the original OATB for Fratton, so as to incorporate all of the Pompey Centre and Fratton Park allocation under Policy PLP7.

Tipner:

- 9.10 All of Tipner East and all of Tipner West other than land south of the firing range has been identified as an OATB. This is to better align these sites with the concept of creating a new landmark gateway to the City of Portsmouth, an objective that it is considered tall buildings could make a valuable contribution to.

Port Solent:

- 9.11 The OATB for Port Solent was extended to incorporate the area to the north of the marina. The area's capacity to accommodate tall buildings is evidenced by the pre-existing presence of Oyster Quay on the eastern side of the marina, and the Council considers that the enlargement of the OATB could contribute to higher residential numbers here.
- 9.12 In the course of preparing the answer to this question the Council has noted that Cosham was incorrectly listed as an OATB under Policy PLP1.7.a. The Council proposes that Cosham is deleted from the list as a Main Modification.

Question Ten

How were the residential density areas shown on the Residential Densities Policies Map [KD04d] and each of the minimum density categories in policy PLP21 determined, and how have these had regard to the potential for tall buildings?

Council's answer:

- 10.1 The approach to residential density areas in the Publication Plan has been based on the approach set out in paragraph 130 of the NPPF (2024). In particular, the residential density areas shown on the Residential Densities Policies Map (KD04d) and each of the minimum density categories in Policy PLP21: Residential Density have been determined based on a review of the Urban Characterisation Study (2011; updated in 2025) (VD03), and a review of average density achieved on new development within the City from monitoring data. Further detail on these sources of information, as well as the changes between Policy H5 (Regulation 18) and PLP21 of the Publication version of the Plan, is set out below.

The Urban Characterisation Study

- 10.2 As noted in paragraph 130 of the NPPF, "Area-based character assessment, design guides and codes and masterplans can be used to help ensure that land is used efficiently whilst also creating beautiful and sustainable places." The Urban Characterisation Study was updated in 2025 to support the Publication Plan achieve this. The Study outlines the factors that have contributed to the formation of the City and identifies the unique character areas within it; a total of 25 character areas are identified.
- 10.3 The existing density of an area was one of the elements that was considered when defining the character areas. For example, the density of development across the character area of Baffins is lower than the City average at 20 dph, whereas Southsea East has a higher residential density (62dph) as it is mainly dominated by two storey residential terraced housing. This information was used to inform the residential density areas, with areas characterised as lower density proposed to be in the lower density area, and areas characterised as higher density proposed to be in the higher density area. Following this approach, for example, Baffins falls within the lower density area, and Southsea East falls in the medium density area, as identified in the Plan.

Review of average density achieved on new development within Portsmouth

- 10.4 The average density achieved on sites completed between 2012/13-2022/23, taken from monitoring data, was also analysed, as detailed in section 4.4 of the Housing Background Paper (TP07).
- 10.5 Policy PCS21 of the adopted Portsmouth Plan (2012) identified nine areas intended for intensification, with developments in these areas being required to deliver development with a minimum of 100 dph. Analysis of the monitoring data showed that within the high density areas defined by policy PCS21, a mean average density figure of 165 dph was achieved on sites completed between 2012/13 and 2022/23.

- 10.6 Outside the identified high density areas, across the rest of the City, policy PCS21 states that housing sites should be delivered at a density of no less than 40 dph. The analysis showed that a mean average density figure of 93pdh was achieved on sites completed between 2012/23 and 2022/23, which is more than double the required minimum of 40dph.
- 10.7 These findings influenced the high (120dph) and medium (80dph) density development thresholds set under Policy PLP21 of the Publication Plan, as there is clearly a case for setting higher density requirements than had been set within the adopted Portsmouth Plan (2012).
- 10.8 The NPPF (2024) states at paragraph 130 that as well as setting minimum density standards for city and town centres and other locations well served by public transport, " the use of minimum density standards should also be considered for other parts of the plan area." Given the low density of development in areas such as Paulsgrove and Drayton & Farlington, the Council deemed it appropriate to set a lower density development threshold of 40dph in the suburban areas of the City. This is to ensure that development in these areas responds positively to their existing character.

Changes between Policy H5 of the Regulation 18 Portsmouth Local Plan 2038 and Policy PLP21 of the Plan

- 10.9 The Council made some changes between Policy H5 of the Regulation 18 version of the Plan and policy PLP21 of the Publication version of the Plan as follows:

Southsea Town Centre, Albert Road District Centre and Elm Grove Local Centre.

- 10.10 These areas were changed from high density residential areas to medium density residential areas. This is because the Council concluded that medium density was better suited to the surrounding character of the area(s).

Fratton Park & the Pompey Centre (PLP7 of the Addendum), Kingston Road Local Centre and Fratton District Centre

- 10.11 These areas were changed from medium density residential areas to high density residential areas. This is because they are all sustainable locations for high density development with good accessibility by public transport (Fratton train station and a number of citywide bus routes) and have a range of shops and services.

Cosham Town Centre

- 10.12 This area was changed from a high residential zone to a medium density zone. This is in response to consultation responses on the Regulation 18 Plan (PRE01) and concerns from Members expressed at a Member workshop that high density in Cosham was out of character. Following a review of the Character Study by officers it was agreed that Cosham was more suitable for a medium density area than a high density area.

Port Solent

- 10.13 This area was changed from a low residential zone to a high density zone. This is to reflect the area being suitable for a higher density of development given the pre-existing type of development at Oyster Quay, which is to the eastern side of the marina.

Regard for Tall Buildings

- 10.14 In response to the residential density areas defined under Policy PLP21, the Opportunity Areas for Tall Buildings (OATB) were updated to align with the high density development areas. For example, Port Solent falls within a high density area and also falls within an OATB, as noted in criterion 7a of Policy PLP1: Design of the Plan. Please refer to the answer provided for question 9 for further detail on how the AOTB were determined.

Question Eleven

In the context of the Plan's proposed housing supply shortfall, please explain why:

- a) **policy PLP6 proposes to allocate a range of homes in Portsmouth City Centre and the lower end of the range is taken forward in table 6.1 of the Plan.**

Council's answer:

- 11.1 The number of homes proposed in PLP6 derives from the 14 HELAA sites contained within this strategic allocation. 13 of these sites have a specific number of homes proposed for them, but HELAA site CD17 City Centre North has a range of 1,600-2,300 units proposed for it, which is why the range figure for the overall allocation has been proposed.
- 11.2 PCC owns City Centre North, which has resolution to grant planning permission for 2,300 dwellings (amongst other uses) under application 22/01243/CS3. Ongoing work on this project by PCC as site promoter working with their consultants Mace has indicated that whilst 2,300 dwellings remains the aspirational figure, 1,600 dwellings is more realistic due to changes which have taken place in recent years, this includes changes to building regulations requiring second staircases for buildings over 5/6 storeys (SS38b, page 2). It should be noted that the lower figure of the range is included in the housing supply.

- b) **policy PLP7 would safeguard the car park of the Pompey Centre for housing beyond, rather than seek delivery during, the plan period.**

Council's answer:

- 11.3 Ownership of the Pompey Centre and its car park changed after the Publication Plan was published and the new owners of the site have been unwilling to commit to delivering housing at this location, despite repeated attempts by PCC requesting them to do so. PCC wants this parcel to be delivered for housing bearing in mind its close proximity to a mainline railway station and so has proposed safeguarding it for housing to protect it from being developed for alternative uses. Given the circumstances, the potential housing at this location would not meet the definition of developable from the NPPF (2024) as the site does not have a reasonable prospect of being available during the plan period.

- c) **policy PLP11 proposes 500 homes at Port Solent but paragraph A168 of the Plan identifies that 400 further homes may be delivered beyond the plan period.**

Council's answer:

- 11.4 The HELAA (HO04) proposes that Port Solent can accommodate 900 homes in total, with only 500 of these homes likely to come forward within the plan period. The 500 homes proposed for allocation under Policy PLP11 replicates what is set out in the City Deal and reflects the fact that there are infrastructure issues to overcome on this site which may delay the site coming forward, notably the delivery of the bridge at

Tipner, so the Council considers that a maximum of 500 homes are likely to come forward within the plan period.

- 11.5 The long term leaseholders of the site have made it clear in discussions with the Council that they would like to promote the site for an even higher figure (1,300 in total). However, the Council considers that there is insufficient evidence to demonstrate how the additional 400 homes (i.e. over and above the 900 units referred to in the HELAA), could be accommodated on the site.
- 11.6 CBRE IM and Premier Marinas agree to the quantum and phasing set out in Table 5.3 of the Addendum. This is noted in the Statement of Common Ground between PCC and CBRE IM/Premier Marinas (SCG52).

Question Twelve

Part 3(l) of policy PLP3 in the Addendum would require development to deliver or contribute to the 'proposed bridge connecting Tipner West with Horsea Island'. The bridge is also referenced elsewhere in the evidence. Notably, it is categorised as 'critical' infrastructure in the IDP, proposed as part of the South East Hampshire Rapid Transport network in the Portsmouth Transport Strategy [IN08] and reflected in transport evidence such as the Interim Strategic Transport Assessment Addendum [IN04]. However, the Addendum seeks to avoid promoting development that would potentially require Imperative Reasons of Overriding Public Interest ('IROPI')¹ to give effect to the Plan, which would seemingly include the bridge. Accordingly, please clarify the Council's position in respect of the promotion of the bridge and whether any development anticipated by the Plan, or the mitigation of any associated impacts, would be contingent on the delivery of the bridge.

Council's answer:

- 12.1 The Council acting as both the local planning authority and the local highway authority considers the bridge to be critical infrastructure as stated in the Infrastructure Delivery Plan (IDP) (IN16) and the Portsmouth Transport Strategy (LTP4) (IN08). The Statement of Common Ground between PCC as the local planning authority and PCC as the site promoter (SCG49) states in paragraph 3.38 that 'It is agreed between both parties that any development proposals coming forward, pursuant to the draft allocation of land at Tipner West shall suitably safeguard land to facilitate the future delivery of the bridge and connections to the surrounding highway network within the Plan period.'
- 12.2 The proposed bridge is deemed critical infrastructure for the City as a whole for reasons that are set out in more detail in the Tipner-Horsea Bridge Transport Position Paper (July 2024) (SS25). These reasons include:
- Improved and sustainable connectivity between the north-western mainland of the City (Paulsgrove and Port Solent) with the City Centre, eliminating largely car-dependent circuitous routes via the M275;
 - New bus route connections between Fareham and Portsmouth via Port Solent as part of the South East Hampshire Rapid Transit (SEHRT) programme (see 2.3 of the Transport Position Paper);
 - Reduced severance of communities within the north-west mainland part of the City with Portsea Island. Paulsgrove has high levels of multiple socio-economic deprivation and the bridge would provide for quick and sustainable access to the City Centre's employment and education opportunities;
 - Reduced air quality pollution through reduced reliance upon car access to the City Centre via non-car modes;
 - Reduced car traffic pressure at congested junctions including at the Port Way junction at Port Solent;

- Blue-light emergency access alternative to the M275, providing greater emergency resilience for the City.

- 12.3 The proposed bridge offers numerous strategic benefits for the City which would help to address much of the Local Plan's Vision in particular its objectives for a Healthy and Happy City, Easy Travel, a Green City and a Thriving Economy. It is therefore identified as critical infrastructure for the City. However, with regard to the Local Plan site allocations, it is only critical for the Port Solent allocation (PLP11) as the other sites including Tipner West (PLP3) and Tipner East (PLP4) are capable of delivery without dependency upon the bridge.
- 12.4 Policies PLP3: Tipner West and PLP9: Horsea Island Strategic Open Space of the Addendum both safeguard land for the landfall of a new bridge to connect Tipner West with Horsea Island. Policies PLP3, PLP9 and also policy PLP11: Port Solent each contain clauses requiring developers to make a proportionate contribution towards the costs of delivering the bridge.
- 12.5 The Local Plan Addendum applies a nature-positive approach which ensures that the Local Plan does not have any adverse effects on the integrity of protected habitats sites. The proposed bridge is not inconsistent with this nature-positive approach. As paragraph 5.69 of the HRA states 'The detail of any proposed bridge requires design of development at the project stage and the evidence advanced as to viability/feasibility.' Initial studies suggests that the bridge is capable of delivery without impacting protected habitats sites because there is a range of potential methods of bridge construction. For example, a cable-stay bridge with one or more towers or pylons from which cables support the bridge deck, could be constructed without the need for piers within the SPA. Early discussions with statutory consultees suggest that other types of bridge that do require piers within the SPA may be capable of design in such a way that the piers have such negligible impacts on the SPA that they do not affect site integrity. The precise design will be a matter for the planning application stage. At the plan-making stage, the City Council is satisfied that the bridge can be delivered in a manner that is consistent with the nature-positive approach adopted in the Local Plan.
- 12.6 Paragraph 5.69 of the HRA confirms this view, noting that 'Since the (landfall of) bridge is safeguarded, whether any bridge would require any land-take within Portsmouth Harbour SPA/Ramsar or Solent & Dorset Coast SPA is a matter for a future planning application and would be assessed in the HRA of that planning application.' The HRA therefore concludes at paragraph 5.70 in regard to permanent habitat loss that 'Overall, LSEs of the emerging PLP on the Portsmouth Harbour SPA / Ramsar as a result of direct permanent habitat loss can be excluded and therefore a conclusion of no likely significant effects is drawn for this impact pathway.' The derogation tests including IROPI are therefore not triggered for policy PLP3 or indeed the Local Plan as a whole.
- 12.7 The new site allocation for Tipner West is capable of development without being dependent upon construction of the bridge, with the land uses concentrated on the Tipner West landmass and accessed via the Junction 1 roundabout of the M275.

- 12.8 As noted above, while the Tipner West and Tipner East allocations will be enhanced by the improved connections delivered by the bridge, they can both be delivered without the bridge. The only allocation in relation to which the bridge is necessary infrastructure is Port Solent, pursuant to policy PLP11. This policy highlights that the site has very poor sustainable transport connections, being heavily dependent upon private car use and the A27/M275 road network and consequently requires improvements to cycling, walking and public transport links within existing and new networks, including the proposed bridge. This development requires a secondary access for the site in the event of flooding as noted in the supporting text of the policy (see Addendum paragraphs A164-A165 and A169), and the bridge would be capable of meeting this need.
- 12.9 With regard to any impact mitigation that is dependent upon the bridge, there is no such dependency. With regard to policy PLP3 for Tipner West, the Appropriate Assessment as set out in Chapter 6 of the HRA confirms that the delivery of the site is not contingent upon securing bridged access to the recreational opportunities afforded by the Horsea Island Strategic Open Space (Policy PLP9), because other bespoke recreational opportunities for future occupiers of the Tipner West site can be provided on site or are otherwise already available, as set out in the Tipner West Recreational Disturbance Study (SS32) (see paras 6.8-6.14 of HRA).

Question Thirteen

The anticipated delivery timescales for development occasionally differs across the Housing Trajectory in Appendix 3 of the Plan, the Monitoring and Delivery Framework for the site allocations, and elsewhere in the evidence. Please confirm which timescales should be taken forward for the purposes of the examination and provide an updated Housing Trajectory if corrections are required.

Council's answer:

- 13.1 The timescales that should be taken forward for the purposes of the examination are those that are within the Housing Trajectory at Appendix 3 of the Plan. The timescales included within the HELAA 2025 (HO04) and the Allocations Topic Paper (TP07) marry up with the Housing Trajectory (Appendix 3 of the Plan).
- 13.2 Where there are inconsistencies in the anticipated delivery timescales for development associated within the site allocations, these have been proposed for correction in either PCC03: Submission Suggested Main Modifications V1.0 (supersedes KD32 & KD33) or PCC04: Submission Suggested Additional Modifications V1.0 (supersedes KD32 & KD33). These include:
- MM22 (PLP4: Tipner East);
 - MM45 (PLP11: Port Solent); and
 - MM65, MM67, MM69 and MM178 (PLP15: Somers Orchard).
- 13.3 The Council acknowledges that the anticipated delivery timescales noted in table 4.2 of the Plan (under PLP3: Tipner West) are incorrect and proposes that this is corrected through a main modification in document PCC03 as follows:

Types & amounts of development	Timescale	Delivery	Monitoring	Triggers & potential actions
1,000	500 400 homes 2030-35;	The new flood defences will be delivered prior to the commencement of development	In line with Site-wide approved phasing strategy and planning condition/legal agreement	If not delivered in line with approved Site Wide Phasing and condition/planning obligations via legal agreement
	500 600 homes 2035-2040			

- 13.4 Please note that for allocations PLP6 and PLP12, the anticipated number of dwellings and phasing have changed since submission of the Plan for examination. These have been updated in the answer to Q.15 of the Inspectors' Initial Questions (ID01).

Question Fourteen

How have the assumed annual build out rates been determined in the Housing Trajectory?

Council's answer:

- 14.1 The assumed annual build out rates in the housing trajectory (Appendix 3 of the Plan) have been determined on a site by site basis using a range of information sources as set out below.

Planning history

- 14.2 For sites with a planning history and/or extant planning permission, supporting documentation included within relevant planning applications, such as accommodation schedules and phasing plans, were used to assist with determining the annual build out rates. Pre-application enquiries were also considered.
- 14.3 The latest planning history for the site allocations and the sites identified within Appendix 2 of the Plan, which are assumed to contribute towards the five year supply specified in the housing trajectory (shaded pink in the trajectory), can be found within the housing land supply templates; these form part of the Council's response to Question 15 of the Inspectors' Initial Questions. The planning history for the remaining developable sites (where applicable) can be found in the Housing and Economic Land Availability Assessment (HELAA) 2025 (HO04).
- 14.4 Where there have been no planning applications or pre-application enquiries on site, assumptions were made about how long it would take for an application to be submitted and determined.

Application of industry-standard assumptions

- 14.5 Officers also considered industry-standard assumptions to determine the likely build-out rates for housing to be delivered once a site had gained planning permission. This includes the time it takes to obtain reserved matters approval; and to discharge any pre-commencement conditions (where applicable). The scale and type of development, as well site constraints (where applicable) including, but not limited to, land remediation requirements, demolition requirements and presence of heritage assets, were also taken into account.

Site visits

- 14.6 PCC Planning Policy Officers also carried out sites visits to monitor any on-site progress. This included annual monitoring visits with Hampshire County Council, the last of which for the purpose of producing the housing trajectory (Appendix 3 of the Local Plan) were conducted in March 2025. For sites which were under construction during monitoring visits (aside for those only undertaking ground remediation), it was assumed that some completions would likely be in the following year namely 2025-26.

Discussions with site promoters/landowners

- 14.7 The Council sought to engage with all landowners /site promoters of sites considered in the HELAA 2025. The majority of landowners/site promoters of allocations within the Plan entered into Statements of Common Ground with the Council, the details of which can be found in the Allocations Topic Paper (TP08) and are published in the Examination Library. Whilst these do not contain detailed breakdowns of potential phasing, they do set out how many units are anticipated to be delivered in each of the three five-year periods which make up the 2025-2040 plan period. This data was then broken down by officers and spread over individual years, using any information gathered to inform this as set out elsewhere in the response to this question.

Updates from PCC colleagues

- 14.8 PCC Planning Policy Officers also had discussions with colleagues from the Council's Development Management Team to find out any additional information on site progress that was not publicly available, including pre-application enquiries and any progress with S106 agreements (where relevant).

Nature of Development

- 14.9 The type of development proposed for the sites was taken into account. Notably, for sites which are likely to deliver blocks of flats, which tend to follow a "lumpy" build out rate, with none being completed until a whole block is completed (unlike traditional style housing); the annual build out rates in the housing trajectory reflect this type of development. As an example, the majority of dwellings permitted under 22/01292/FUL for PLP4: Tipner East (NE18) are to be flats and therefore, a block of flats will be delivered in one phase as opposed to individual flats coming to market as they are finished. This also means that there will likely be a gap (0 dwellings in a year) in the annual build-out rates before the next of block of flats is delivered. This approach is reflected in the housing trajectory for Tipner East, along with a number of other sites.

Average calculations

- 14.10 There are instances where an average has been used to calculate the annual build-out rates, due to limited evidence to inform the annual build-out rates. This means the numbers of homes has been spread evenly across the estimated number of years PCC considers the site will take to build out. These include the following sites:
- PLP3: Tipner West (NE19);
 - City Centre North (CD17); part of PLP6: Portsmouth City Centre;
 - PLP7: Fratton Park & the Pompey Centre (MI02); and
 - PLP11: Port Solent (PA01)
- 14.11 Please note that the annual build-out rates proposed in the housing trajectory (Appendix 3 of the Plan) reflect the status of the sites at the point of Local Plan submission (March 2026). The Council's answer to Question 15 of the Inspectors' Initial Questions details how the trajectory has changed since submission for a number of sites.

Question Fifteen

The Planning Inspectorate recently published guidance and a template for local planning authorities to use to provide evidence about housing land supply assumptions to support examinations¹. Please prepare a note informed by that template which covers each allocated site (including their component sites). The note should also cover the sites identified in Appendix 2 of the Plan that are assumed to contribute towards the five year supply specified in the Housing Trajectory (as updated if necessary in response to Question 13). As part of your response, please include specific reasons for the anticipated timescales and phasing of the delivery of the housing, any site-specific viability assumptions, and key milestones (including in respect of land assembly, funding, masterplanning and critical infrastructure dependencies) that would need to be, or have already been, achieved in order to comply with those timescales.

Council's answer:

Overview

- 15.1 This overview section sets out the Council's approach to answering this question. Completed templates are provided for each allocated site (where they are proposed for housing) and each site identified in Appendix 2 of the Plan that are assumed to contribute towards the five year supply specified in the Housing Trajectory (no updates were required relating to Q.13).
- 15.2 The various different approaches taken regarding the anticipated timescales and phasing of the delivery of housing are set out in the Council's response to Q.14. Text has been added after each template in order to set out which of these approaches applies to which site. The exceptions to this are: CD16 Matalan and FR06 St Wilfrids Church. Both are no longer available for housing, so whilst a template has been provided for each of these explaining the reasons these are no longer available, there is no text underneath setting out an explanation of the approach to phasing for obvious reasons.
- 15.3 For PLP6: Portsmouth City Centre, the answer to this question has been sub-divided to cover all the different HELAA sites which make up this allocation (CD16, CD17, CD18, CD22, CD25, CD26, CD28, CD30, CD31, CD32, CD34, CD36, CD37, CD50). There is therefore a template for each of the HELAA sites making up this allocation which is proposed for housing.

¹ Available at: <https://www.gov.uk/guidance/local-plans-housing-land-supply-evidence>

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	CD04 The Invincible
Total capacity (dwellings)	40**
Total completions in plan period	40**
Total completions in five years following adoption	40**

**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.

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
-	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	-	-	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is deemed available for development based on the submitted and approved planning applications.
Developer interest	There is developer interest as demonstrated by the recently submitted planning applications.
Site assessment work	Detailed site assessment work carried out through the submitted planning applications 18/00848/OUT and 25/00901/REM.
Viability	The site is demonstrated as being viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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. Approved 26.09.2025. 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. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	25/00901/REM - Application for the approval of reserved matters of landscaping pursuant to Condition 14 (Submission of Reserved Matters Details (following outline permission)) of outline permission 18/00848/OUT (as varied by applications 25/00762/NMA and 25/00150/NMA) (Outline application for demolition of existing building and 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). Approved 07.11.2025.

- 15.4 The planning history and nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. The planning permission associated with the site is for 76 'co-living' bedspaces (40 C3 equivalent dwellings) to be delivered within a 12-storey building. Given the development would be flatted across one building, it is likely that units would be delivered in one phase; the build-out rates for the site reflect this assumption. Discharge of conditions have also submitted and approved for a number of pre-commencement conditions. Based on this progress, there is sufficient evidence that housing would be delivered early on in the plan period, but given the scale of the development it may take longer than one year from start of construction.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD16 Matalan Outlet and Car Park
Total capacity (dwellings)	0, previously 300 but is now subject to a pending planning application for a supermarket.
Total completions in plan period	0, previously 300
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No longer available as the site is now subject to a pending planning application for a supermarket.
Developer interest	No
Site assessment work	N/A
Viability	N/A
Infrastructure provision	N/A
Planning permission	26/00596/FUL - Alterations to existing retail unit; reconfiguration of car park; demolition of existing side and rear extension and replacement extension on side elevation. Pending application. This extends to the whole of the Matalan site. 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. 25/00223/DEM - Demolition of retail store. Prior notification required and granted 26.03.2025 (not yet implemented).
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD17 City Centre North
Total capacity (dwellings)	1,600 - 2,300
Total completions in plan period	1,600 - 2,300
Total completions in five years following adoption	550

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	184	183	183	0	0	175	175	175	0	0	175	175	175	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	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.
Developer interest	The City Council has begun the process of selecting a Master Developer, through which developer interest has been established. Further evidence in relation to developer interest includes: - City Centre Development Strategy (SS36); - City Centre North Regeneration Cabinet Report, including appendices A and D (SS38a-SS38c); and - A Statement of Common Ground between PCC as the Local Planning Authority and PCC as the Landowner and Site Promoter (SCG51).
Site assessment work	Detailed site assessment provided through the submitted planning application (22/01243/CS3 and 22/00958/CS3).
Viability	Proposals for lower density are being explored due to the elevated build costs for buildings over 18m high which are currently proposed within planning application reference 22/01243/CS3. The number of units for the site will be

	dependent on future viability testing for each phase of the scheme.
Infrastructure provision	City Centre Road Network improvements.
Planning permission	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. 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. 23/00311/NMA - Non-material amendment to planning permission 22/00958/CS3 to allow for the removal of a bus lane section, change of cycleways surface colour, movement of pedestrian crossing, and extension of a shared footway. Approved 17.09.2023.
Progress towards applications, reserved matters, discharge of conditions, etc.	Not relating to the residential application (22/01243/CS3).

- 15.5 The planning history (22/01243/CS3), application of industry-standard assumptions, the nature of development (flatted) and discussions with site promoters (as documented in the statement of common ground with the site promoters (SCG51)) were all taken into account when determining the anticipated timescales and phasing for the site.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD18 Debenhams
Total capacity (dwellings)	554** (previously 569)
Total completions in plan period	554** (previously 569)
Total completions in five years following adoption	554**

** The figure includes 188 C3 equivalent dwellings. A ratio of 1.9 has been applied to the co-living residential units (358) that make up part of the planning application 24/00650/OUT.

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	18 8	22 2	14 4	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner has confirmed the site is available for development, as demonstrated by the submitted planning application 24/00650/OUT.
Developer interest	There is developer interest as demonstrated by the submitted planning application 24/00650/OUT.
Site assessment work	Detailed site assessment carried out through the submitted planning application 24/00650/OUT.
Viability	The site is considered viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	24/00650/OUT - Outline application for redevelopment of site to include demolition of existing former retail store (Class E) and the construction of 3 replacement buildings of 16, 20 and 29 storeys in height accommodating retail / commercial floorspace (Class E(a)), community and amenity space, and comprising up to 366 residential apartments (Class C3 use), and up to 358 co-living

	residential units (Sui Generis use), with access and scale only to be considered at this stage (layout, appearance and landscaping to be reserved matters). Resolution to grant planning permission, subject to S106 agreement (18.03.2026). Note the dwelling numbers have been amended from the original planning application.
Progress towards applications, reserved matters, discharge of conditions, etc.	None.

- 15.6 The planning history (24/00650/OUT) and nature of development (flatted) were taken into account when determining the anticipated timescales and phasing for the site. The total number of dwellings associated with the planning application is split across three buildings: 188 (C3 equivalent number of dwellings based on a ratio of 1.9), 224 and 144. It is also likely that the co-living units will come forward first. The build-out rates for the site reflect this phasing and have been updated in the housing land supply template accordingly.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD22 30 Arundel Street
Total capacity (dwellings)	5
Total completions in plan period	5
Total completions in five years following adoption	5

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is available as demonstrated by the approved planning application 24/00001/PACOU.
Developer interest	There is developer interest as demonstrated by the approved planning application 24/00001/PACOU.
Site assessment work	Detailed site assessment carried out through the approved planning application 24/00001/PACOU.
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	24/00001/PACOU - Prior approval (Class MA) for the change of use of part ground and entire first floor to 5no. flats comprising 3no. one bedroom and 2no. two bedroom units. Prior approval required and granted 26.02.2024.
Progress towards applications, reserved matters,	N/A

discharge of conditions, etc.	
----------------------------------	--

- 15.7 The planning history (24/00001/PACOU) and type/scale of development were taken into consideration when determining the anticipated timescales and phasing for the site. Given the small number of units associated within the site and that 24/00001/PACOU relates to a change of use, is likely that works would be completed within one year. Based on the extant planning permission, delivery of the site is estimated to take place early on in the plan period.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD25 Portsmouth Mail Centre
Total capacity (dwellings)	102
Total completions in plan period	102
Total completions in five years following adoption	102

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	51	51	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is owned by Slindon Street Portsmouth (SSP) Limited and is deemed available based on the submitted planning applications 24/01246/FUL, 20/00407/OUT and 20/00152/FUL.
Developer interest	There is developer interest as demonstrated by the submitted planning applications 24/01246/FUL, 20/00407/OUT and 20/00152/FUL and Statement of Common Ground between Portsmouth City Council and SSP Limited (SCG29).
Site assessment work	Detailed site assessment carried out through the submitted planning applications 24/01246/FUL, 20/00407/OUT and 20/00152/FUL.
Viability	The site is assumed viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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. Permission granted 23.12.2025. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	None.

- 15.8 The planning history (24/01245/FUL) and nature of development were taken into account when determining the anticipated timescales and phasing for the site. Development is assumed to be completed across two years: 51 in 2027/28 and 51 in 2028/29. Planning permission has been granted only recently, so over a year has been allowed for discharging conditions and starting construction.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD26 - Land adjacent Catherine's House
Total capacity (dwellings)	147
Total completions in plan period	147
Total completions in five years following adoption	75

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	75	72	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is assumed available based on the pending planning application (17/01807/FUL) and recent pre-app discussions.
Developer interest	There is developer interest as demonstrated by the submitted planning application and recent pre-application discussions.
Site assessment work	Detailed assessment work has been carried out through planning application 17/01807/FUL.
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

15.9 The planning history (17/01807/FUL) and the nature of development (flatted) were taken into account when determining the anticipated timescales and phasing for the site. Development is assumed to be spread across two years: 75 in 2031/32 and 72 in 2032/33. As the site has resolution to grant but not actual full planning permissions as yet, phasing is towards the end of the five year period post-adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD28 2-10 Edinburgh Road
Total capacity (dwellings)	20
Total completions in plan period	20
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (St Albans Realty Ltd) has confirmed the site is available for development. There are a number of leases on the site, but these are due to expire over the coming years.
Developer interest	Unknown, but as the landowner has indicated the site is available for development, it is assumed that they believe there is potential for developer interest.
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	The only application relates to non-residential use. 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).
Progress towards applications, reserved matters,	N/A

discharge of conditions, etc.	
-------------------------------	--

- 15.10 The nature of development was taken into consideration when determining the anticipated timescales and phasing for the site. It is assumed that commercial uses would be retained on the ground floor, with residential use above, which would come forward in one phase. Given that the site does not currently have a pending application or extant planning permission (for residential use), delivery has been phased later in the plan period beyond the first five years following adoption of the Plan.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD30 41-47 Arundel Street
Total capacity (dwellings)	40
Total completions in plan period	40
Total completions in five years following adoption	40

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner has confirmed the site is available for development. There is a current lease on the site, but this expires in 2028.
Developer interest	Unknown, but as the landowner has indicated the site is available for development, it is assumed that they believe there is potential for developer interest.
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning applications in the last five years.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.11 The nature of development was taken into consideration when determining the anticipated timescales and phasing for the site. It is assumed that development on the site would be flatted, which would come forward in one phase. Given that the site does not currently have a pending application or extant planning permission, delivery has been phased at the end of the five year period post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD31 194-198 Commercial Road
Total capacity (dwellings)	80
Total completions in plan period	80
Total completions in five years following adoption	80

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	80	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (FRG Properties Limited) has confirmed the site is available for development. The deliverability of the site is also supported by a Statement of Common Ground agreed between PCC and FRG Properties Limited (SCG50).
Developer interest	Not confirmed with landowner.
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04).
Viability	The landowner agrees that development on the site is achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning applications in the last five years.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.12 The nature of development was taken into consideration when determining the anticipated timescales and phasing for the site. It is assumed that commercial uses would be retained on the ground floor, with residential use above, which would come forward in one phase. Given that the site does not currently have a pending application or extant planning permission, delivery has been phased at the end of the five year period post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD32 200-204 Commercial Road
Total capacity (dwellings)	40
Total completions in plan period	40
Total completions in five years following adoption	40

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (James Brothers, Wellingborough Limited) has confirmed the site is available for development.
Developer interest	Unknown, but as the landowner has indicated the site is available for development, it is assumed that they believe there is potential for developer interest.
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable. However, the statement of common ground with the landowners (SCG30) does indicate that delivery of the site depends on future viability.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning applications in last five years.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.13 The nature of development was taken into consideration when determining the anticipated timescales and phasing for the site. It is assumed that commercial uses would be retained on the ground floor, with residential use above, which would come forward in one phase. Given that the site does not currently have a pending application or extant planning permission, delivery has been phased to later at the end of the five year period post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD34 Tesco/NCP
Total capacity (dwellings)	160
Total completions in plan period	160
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	0	80	80	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Portsmouth investment Properties LLP) has confirmed the site is available for development.
Developer interest	Not confirmed with landowner.
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04).
Viability	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.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning applications in the last five years.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.14 The nature of development was taken into consideration when determining the anticipated timescales and phasing for the site. The site is considered suitable for high density residential development (flatted), which may include retention/re-provision of the Tesco supermarket, with residential use above. The phasing had been spread evenly across two years due to limited evidence of any more detail. Given that the site does not currently have a pending application or extant planning permission, delivery has been phased later on in the plan period.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD36 12-28 Arundel Street
Total capacity (dwellings)	249**
Total completions in plan period	249**
Total completions in five years following adoption	0

**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.

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	0	12	12	0	0	0	0	0	-	-
									5	4							

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Pearce Planning (on behalf of the landowner) has confirmed the site is available for development.
Developer interest	There is developer interest as demonstrated by the submitted and approved planning application (20/01464/FUL).
Site assessment work	Detailed site assessment carried out through the submitted planning application 20/01464/FUL.
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	Discharge of conditions associated with 20/01464/FUL were submitted and approved for conditions 3, 7 and 8 (06.03.2023). Discharge of conditions associated with 20/01464/FUL were submitted for conditions 4 and 5. Pending decision prior to the original permission lapsing.

- 15.15 The planning history (20/01464/FUL) and nature of development (flatted) were taken into consideration when determining the anticipated timescales and phasing. Under 20/01464/FUL (previously approved but now lapsed), the development was to come forward in a part, 7, part 21, and part-28 storey building; an equal split across two years was used to reflect this. The anticipated timescales for delivery also take into account the demolition of the existing buildings on-site, so the site is phased later on in the plan period.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD37 Arundel St, Shopmobility
Total capacity (dwellings)	76
Total completions in plan period	76
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	76	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Portsmouth City Council) has confirmed the site is available for development.
Developer interest	There is developer interest as demonstrated by the approved planning application (19/01919/CS3).
Site assessment work	Detailed site assessment carried out through the submitted planning application 19/01919/CS3.
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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 18.09.2020, but lapsed 18.09.2021.
Progress towards applications, reserved matters,	N/A

discharge of conditions, etc.	
-------------------------------	--

- 15.16 The planning history (19/01919/CS3), nature of development and discussions with the landowner were all taken into when determining the anticipated timescales and phasing. It is assumed that development on the site would be flattened, which would come forward in one phase. Given that the site does not currently have a pending application or extant planning permission, delivery has been phased later in the plan period.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD50 Greggs-Nationwide, Commercial Road
Total capacity (dwellings)	70
Total completions in plan period	70
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	0	70	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Moretons Investments Ltd) has confirmed the site is available for development.
Developer interest	Not confirmed with landowner.
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning applications in the last five years.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.17 The nature of development was taken into consideration when determining the anticipated timescales and phasing for the site. It is assumed that commercial uses would be retained on the ground floor, with residential use above; of which would come forward in one phase. Given that the site does not currently have a pending application or extant planning permission, delivery has been phased later in the plan period.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	CD75 Venture Tower, Fratton Road
Total capacity (dwellings)	41**
Total completions in plan period	41**
Total completions in five years following adoption	41**

**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.

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is deemed available for development based on the recently submitted planning application 24/01089/FUL.
Developer interest	There is developer interest as demonstrated by the recently submitted planning application 24/01089/FUL.
Site assessment work	Detailed site assessment carried out through the recently submitted planning application 24/0108/FUL.
Viability	The site is demonstrated as being viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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. Resolution to grant planning permission since 12.12.2025, subject to S106 agreement.

	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. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	None.

- 15.18 The planning history and nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. The most recent planning application (24/01089/FUL) for the site is for a change of use of an existing office building (1st-8th floor) to residential use (100 study bedrooms; 41 C3 equivalent dwellings). As this would result in flatted development across one building, it is likely that the units would be delivered in one phase; the build-out rates for the site reflect this assumption. The anticipated timescales for delivery reflect the extent of works required for the change of use, as well as the fact that the site currently only has a resolution to grant planning permission, subject to S106 agreement.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Deliverable site identified in Appendix 2
Site name	COP01 Brynwell Builder's Yard 207 - 217 Copnor Road
Total capacity (dwellings)	25
Total completions in plan period	25
Total completions in five years following adoption	25 (these have moved from year 1 to year 3 of the plan following adoption due to an appeal having been dismissed)

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is deemed available for development based on the recently submitted planning applications.
Developer interest	There is developer interest as demonstrated by the recently submitted planning applications.
Site assessment work	Detailed site assessment carried out through the submitted planning applications.
Viability	The site is demonstrated as being viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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 for reasons relating to height, scale and massing, and inadequate parking. Dismissed at appeal due to the absence

	of nutrient-neutrality mitigation measures being secured through the S106 agreement (09.04.2026). 08/01664/FUL - Construction of part two/three storey building to form 14 flats. Consent granted 30.12.2008. 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. A*16763/D - Erection of 4 storey block comprising 23 flats 16 garages and 7 car parking spaces. Application refused 26.02.1975.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.19 Planning application 24/01195/FUL was taken into consideration when determining the anticipated timescales and phasing for the site. Based on the application, development on the site would be flatted, which would come forward in one phase. The phasing for the site reflects this. Since the submission of the Plan for examination, 24/01195/FUL was dismissed at appeal due to the absence of nutrient-neutrality mitigation measures being secured through the S106 agreement (09.04.2026). As a result, delivery on-site has been moved from 2027/28 to 2029/30, as updated on the site's housing land supply template.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Deliverable site identified in Appendix 2
Site name	COS01 Cosham Health Centre
Total capacity (dwellings)	70
Total completions in plan period	70
Total completions in five years following adoption	70

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	70	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (NHS Property Services Ltd) has confirmed the site is available for development.
Developer interest	Not confirmed with landowner.
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning applications within the last five years. Pre-application submission in October 2023, principle of residential development deemed acceptable.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.20 Pre-application discussions with the landowner and the nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. It is assumed that development on the site would be flattened, which would come forward in one phase. The phasing for the site reflects this. Timescales for delivery are based on the assumption that a planning application would likely follow from the pre-application discussions.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	COS05 Clockhouse Centre, Spur Road
Total capacity (dwellings)	18**
Total completions in plan period	18**
Total completions in five years following adoption	18**

** 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.

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is deemed available for development based on the submitted planning application.
Developer interest	There is developer interest as demonstrated by the submitted planning application.
Site assessment work	Detailed site assessment carried out through the submitted planning application 19/00747/OUT.
Viability	The site is demonstrated as being viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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.
Progress towards applications,	None.

reserved matters, discharge of conditions, etc.	
---	--

- 15.21 The planning history and nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. The most recent planning permission associated with the site (19/00747/OUT) is for 44 study studios (18 C3 equivalent dwellings) to be delivered within a part 2/3/4/5/7 storey building. Given the development would be flattened across one building, it is likely that units would be delivered in one phase; the build-out rates for the site reflect this assumption. Although the site has planning permission, demolition of the existing site buildings would be required, as well as the submission and approval of pre-commencement conditions or a reserved matters applications, whichever is later. Therefore, delivery has been phased later in the first five years post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Deliverable site identified in Appendix 2
Site name	CS06 227-231 Goldsmith Avenue
Total capacity (dwellings)	25
Total completions in plan period	25
Total completions in five years following adoption	25

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	It is assumed the site is available based on a recent pre-application submission.
Developer interest	Not confirmed with landowner.
Site assessment work	Assessment work carried out through 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning applications within the last five years. Pre-application discussions relating to potential residential use of the site in 2023.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.22 Pre-application discussions with the landowner and the nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. It is assumed that development on the site would be flattened, which would come forward in one phase. The phasing for the site reflects this. Timescales for delivery are based on the assumption that a planning application would likely follow on from the pre-application discussions.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	DF02 Karen Avenue
Total capacity (dwellings)	6
Total completions in plan period	6
Total completions in five years following adoption	6

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
-	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	-	-	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Portsmouth City Council) has confirmed the site is available for development.
Developer interest	There is developer interest as demonstrated by the submitted planning application.
Site assessment work	Detailed site assessment carried out through the submitted planning application 20/01513/CS3.
Viability	The site is demonstrated as being viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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.
Progress towards applications, reserved matters,	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.

discharge of conditions, etc.	
-------------------------------	--

- 15.23 The planning history and nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. The site previously had planning consent for six dwellings (20/01513/CS3). Although it has now lapsed, the scale of development is acceptable and given the small number of units, it is likely that development would be completed in one phase; the build-out rates for the site reflect this assumption. As there are no major site constraints associated with the site, it is assumed that delivery of housing could come forward early in the plan period, subject to the submission of a new planning application.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP13: Fraser Range
Site name	EC01 - Fraser Range
Total capacity (dwellings)	134
Total completions in plan period	134
Total completions in five years following adoption	134

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	40	94	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Orangestar Capital (Portsmouth) Ltd) has confirmed the site is available for development.
Developer interest	There is developer interest as demonstrated by the submitted planning application.
Site assessment work	Detailed assessment work carried out through the planning application 19/00420/FUL.
Viability	The developer is looking to amend proposals for the flood defences in order to reduce the potential cost to improve site viability. A viability assessment submitted under application 19/00420/FUL indicates that the scheme has viability pressures, resulting in the need to reduce on site affordable housing to nil.
Infrastructure provision	The construction of a new sea wall and delivery of a beach management and asset maintenance plan are critical, and to be funded by the developer as this would benefit this site only.
Planning permission	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 17.05.2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.24 Planning application 19/00420/FUL and discussions with the landowner/site promoter were taken into consideration when determining the anticipated timescales and phasing for the site. The application currently has resolution to grant and will involve both the conversion of existing buildings and construction of new buildings to deliver housing. The construction of the new dwellings (40 units) will likely be delivered prior to the converted dwellings (94 units), due to the associated necessary works. The phasing for the site at the end of the plan period reflects this assumption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Deliverable site identified in Appendix 2
Site name	EC14 - Eastney Swimming Pool and part of Southsea Leisure Park
Total capacity (dwellings)	6
Total completions in plan period	6
Total completions in five years following adoption	6

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Portsmouth City Council) has confirmed the site is available for development.
Developer interest	Not confirmed with landowner.
Site assessment work	Work has been carried out through the 2025 HELAA (HO04).
Viability	The extent of flood zone 3 covering most of the site means very few dwellings can be delivered which will have an impact on viability.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	25/01034/DEM - Demolition of building. Prior approval required and granted (01.10.2025). Pre-application submission in 2025.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.25 Discussions with the landowner and the nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. It is assumed that development on the site would be two storey housing due to the surrounding context, and given the small number of dwellings anticipated, works would likely be completed within one year. The phasing and build-out rates for the site reflect this. Timescales for delivery also take into account the demolition of the existing buildings prior to the commencement of any works, and are based on the assumption that a planning application is to follow on from the pre-application discussions.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Deliverable site identified in Appendix 2
Site name	FR06 - St Wilfrids Church, 49 George Street
Total capacity (dwellings)	0, previously 8 but since its closure the church is now occupied by the RCCG Discipleship Centre.
Total completions in plan period	0, previously 8
Total completions in five years following adoption	0, previously 8

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	No longer available as the site has been occupied by the RCCG Discipleship Centre.
Developer interest	No
Site assessment work	N/A
Viability	N/A
Infrastructure provision	N/A
Planning permission	No relevant planning applications in the past five years. Pre-application submission in 2022.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	HI01 Hilsea Lodge (Highgrove)
Total capacity (dwellings)	34
Total completions in plan period	34
Total completions in five years following adoption	34

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	34	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Portsmouth City Council) has confirmed the site is available for development.
Developer interest	There is developer interest as demonstrated by the pre-application discussions and demolition works currently take place on the site.
Site assessment work	Work carried out through pre-app discussions for the site and the 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	Current pre-application discussions ongoing for residential use. 26/00007/DEM - Application to determine if prior approval is required for the demolition of Hilsea Lodge and Annexes. Prior approval required and granted 03.02.2026.
Progress towards applications, reserved matters,	N/A

discharge of conditions, etc.	
-------------------------------	--

- 15.26 Discussions with the landowner and nature of development informed the anticipated timescales and phasing for the site. It is assumed that development would be flatted and therefore, it is likely that units would be delivered in one phase; the build-out rates for the site reflect this assumption. Since the submission of the plan for examination, demolition works have commenced on the site (as noted in the housing land supply template). However, as site still does not currently have a pending application or extant planning permission, delivery has been phased later in the five years post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP14: The News Centre, Hilsea
Site name	HI06 - The News Centre
Total capacity (dwellings)	100
Total completions in plan period	100
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (First Hampshire and Dorset Limited) has confirmed the site is available for development. The site consists of two parcels of land; the southern parcel of land is proposed for allocation as a bus depot and has planning permission for this (23/01470/FUL); the northern parcel is proposed for allocation for residential development.
Developer interest	City & Regional Ltd is the developer who has expressed interest in the northern parcel of land at the News Centre. They are in contract to purchase the site, subject to planning. This is supported by a signed Statement of Common Ground between Portsmouth City Council and City & Regional Ltd (SCG46).
Site assessment work	Detailed assessment work has been carried out through applications 23/01470/FUL and 23/00859/DEM.
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	The housing is reliant on the completion of the North Portsea Island flood defence scheme which is fully funded, and will be completed in time for delivery as per the housing trajectory.

Planning permission	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). 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	Discharge of conditions associated with 23/01470/FUL have been submitted for conditions 5 and 18. Pending decision.

- 15.27 Discussions with the landowner/site promoter were taken into consideration when determining the anticipated timescales and phasing for the site (residential parcel only) as documented in the statement of common ground with the site promoter (SCG46). It is assumed that development on the site would be flattened, which would come forward in one phase. The phasing for the site reflects this. Given that the site does not currently have a pending application or extant planning permission, delivery has been phased beyond the first five years post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP8: St James' & Langstone Campus
Site name	MI01 - St James' Hospital and Langstone Campus
Total capacity (dwellings)	417 (405 excluding 12 completions from 2024/25)
Total completions in plan period	405
Total completions in five years following adoption	179

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
(1 2)	13 9	87	29	0	30	0	12 0	0	0	0	0	0	0	0	0	-	-	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is comprised of four parcels of land; NHS Property Services owns the western parcel, Homes England owns the parcel of land to the south/southeast of the main hospital, Solent NHS Trust owns the parcel of land to the north of the main hospital, and the University of Portsmouth owns the eastern part of the site, extending to the coast. Please see AM56 in document PCC04 for a map which depicts the different parcels of land ownership). All of the landowners/developers (apart from the Solent NHS Trust as the site is not proposed for residential development) have confirmed their respective sites are available for development.
Developer interest	There is developer interest as demonstrated by the submitted planning applications and construction works taking place on the consented parts of the site. Statements of Common Ground have been signed between Portsmouth City Council and PJ Livesey (SCG32) and the University of Portsmouth (SCG39).
Site assessment work	Detailed assessment work carried out through planning applications on parts of the site (20/00204/FUL and 24/01117/FUL) and also through the 2025 HELAA (HO04).

Viability	The site is demonstrated as being viable given the developer interest and progress on site; works have commenced under both 20/00204/FUL and 24/01117/FUL.
Infrastructure provision	North Portsea Island flood defence scheme (Milton Common phase) which is off-site and fully funded, has already been completed and provides flood mitigation for the Langstone Campus part of the site which is at risk of flooding in the future without defences. Milton Common will provide additional mitigation for impacts on Solent Waders and Brent Geese, but this is already fully operational. A contribution towards Milton Common will need to be paid by developers.
Planning permission	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. Consent granted 08.08.2025. 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. 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. 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. 19/00358/DEM - Demolition of single storey building and three storey accommodation blocks. Consent granted 25.03.2019. This relates to Langstone Campus.
Progress towards applications, reserved matters,	20/00204/FUL: Discharge of conditions have been submitted and approved for conditions 13 and 27 (partial) (26.09.2025), 12, 25 and 27

discharge of conditions, etc.	(27.03.2025), 7, 8, 20, 22 and 26 (07.02.2025), 10 (14.02.2025), 4, 5, 14, 16 and 21 (02.05.2025), 3 (06.08.2024). Discharge of conditions have been submitted for condition 17b. Pending decision. 26/00406/VOC - Application to vary condition 2 (Approved Plans) of planning permission 20/00204/FUL (as varied) in relation to internal layouts and elevations of Turner, Hall and Beaton buildings. Pending decision. 25/00636/VOC - Application to vary condition 2 of planning consent 20/00204/FUL to amend the approved plans. Revision includes internal alterations to conversion properties, reduction in used roofspace, fewer rooflights and dormers, and provision of mezzanine floors. Existing roads and car parking have been retained to the west and northeast of the site. New Build Houses 50 - 58 have been relocated to avoid existing below-ground extension at the rear to relocate the kitchen. Pending decision. 25/00191/NMA - Application for non-material amendment to planning permission 20/00204/FUL to include internal alterations, footprint increase and external alterations to approved fenestration and roof tiles. Approved 18.07.2025. 24/01408/VOC - Application to vary the wording of condition 28 of planning permission 20/00204/FUL so that Phase 3 of the development permitted is not occupied until the offsite highway works, including the junction improvements at Locksway Road / Milton Road and Milton Road / Goldsmith Avenue, have been carried out and completed. Withdrawn 13.02.2025. 24/0117/FUL: Discharge of conditions have been submitted and approved for conditions 3, 4, 8, 18 and 22 (14.11.2025) and 5, 11, 13, 15, 20, 21, 23, 24, 25 and 26 (17.10.2025). 26/00306/NMA - Application for non material amendment to planning permission 24/0117/FUL regarding drainage plans. Approved 01.04.2026.
--------------------------------------	---

- 15.28 The planning history (24/0117/FUL and 20/00204/FUL) and nature of development across the site were taken into consideration when determining the anticipated timescales and phasing. Further detail has been provided below based on the four parts of the site that are anticipated to deliver housing, as shown in the housing trajectory (Appendix 3 of the Addendum).

St James' (HE site 24/0117/FUL for 58 dwellings)

- 15.29 Discharge of conditions have been submitted and approved for this part of the site and works have commenced. Based on this progress, there is sufficient evidence that delivery on this part of the site will come forward early on in the plan period within the first five years post adoption of the Plan.

St James' (HE site, not yet permitted, for 30 dwellings)

- 15.30 This part of the HE site does not currently have a pending application or extant planning permission, but pre-application discussions have taken place, so this has been phased during the first five years post adoption.

St James' (PJ Livesey site 20/00204/FUL for 209 dwellings)

- 15.31 Delivery of planning permission 20/00204/FUL (209 dwellings; 197 excluding 12 completions from 2024/25) is currently underway, and the site is under construction. The development consists of the conversion of the listed buildings and listed Chapel to deliver 151 dwellings, and the construction of 58 dwellings. The conversion works commenced on the site first, which is reflected in the phasing for the site.
- 15.32 Based on site progress, there is sufficient evidence that the remaining 197 units will be delivered very early on in the plan period within the first five years post adoption of the Plan.

Langstone Campus (120 dwellings)

- 15.33 As this part of the site does not currently have a pending application or extant planning permission, delivery has been phased at the end of the five year period post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP7: Fratton Park & The Pompey Centre
Site name	MI02 Fratton Park and the Pompey Centre
Total capacity (dwellings)	460, (there is potential for an additional 250 units to come forward in years 16+)
Total completions in plan period	460
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
-	0	0	0	0	0	0	0	15 4	15 3	15 3	0	0	0	0	0	-	-	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner of Fratton Park (Portsmouth Football Club) has confirmed their parcel of land is available for development. The other half of the site was recently sold to a new owner and has not confirmed this is available for housing development. Housing proposals within 0-15 years 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 16+.
Developer interest	Not confirmed with landowner. There is a signed Statement of Common Ground between Portsmouth City Council and Portsmouth Football Club (SCG44).
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary to deliver the housing.

Planning permission	No relevant planning history in the past five years.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A.

- 15.34 The nature of development and discussions with the landowners were taken into consideration when determining the anticipated timescales and phasing for the site. Based on masterplanning for the site (Fratton Park element), it is likely that development on the site would be flatted and include the provision of tall buildings. Numbers have been split evenly across three years. Given that the site does not currently have a pending application or extant planning permission, delivery has been phased later on in the plan period.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Deliverable site identified in Appendix 2
Site name	MI07 185-192 Highland Road
Total capacity (dwellings)	9, previously 8
Total completions in plan period	9, previously 8
Total completions in five years following adoption	9, previously 8

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is deemed available for development based on the approved planning application (24/00085/FUL).
Developer interest	There is developer interest as demonstrated by the submitted planning application.
Site assessment work	Detailed site assessment carried out through the submitted planning applications.
Viability	The site is demonstrated as being viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	24/00085/FUL - Construction of 3 storey building with mansard roof, to form 9no. Apartments (Class C3) with associated parking, cycle and refuse storage, landscaping and changes to boundary treatments. Permission granted 20.03.2026. This relates to 185-187 only. 25/00587/FUL - Retrospective planning application for the demolition of existing buildings (4no. commercial units).

	Permission granted 19.03.2026. This relates to 185-191 Highland Road only. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	None.

- 15.35 Planning history and the nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. Given the small number of dwellings associated with the latest planning permission (24/00085/FUL for 9 dwellings) and that it entails flatted development, it is likely that units would be delivered in one phase. The phasing and build-out rates for the site reflect this and also take into account the demolition of the existing buildings prior to the commencement of any works.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	NE01 Connect Centre, Kingston Crescent
Total capacity (dwellings)	191
Total completions in plan period	191
Total completions in five years following adoption	191

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	96	95	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is deemed available for development based on the recently submitted planning applications.
Developer interest	There is developer interest as demonstrated by the recently submitted planning applications.
Site assessment work	Detailed site assessment carried out through the submitted planning applications.
Viability	The development is assumed to be viable based on planning applications having been granted only recently.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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." Permission granted 30.09.2025. 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). Permission granted 30.09.2025. 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). Prior approval granted 30.09.2025. 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). Prior approval required and granted 30.09.2025. 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). Permission granted 07.10.2021, but lapsed 07.10.2024. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	None.

- 15.36 The planning history has largely informed the anticipated timescales and phasing for the site. Planning permission has recently been granted for the site which will involve conversion of the existing office building to residential (25/00568/FUL) and a two-storey extension (25/00358/PA), which will deliver 191 dwellings in total. Given the scale of development and the work involved, housing numbers have split evenly across two years. Time has been accounted for in the trajectory to allow for the submission and approval pre-commencement conditions.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	NE05 205 London Road
Total capacity (dwellings)	5 (8 gross)
Total completions in plan period	5 (8 gross)
Total completions in five years following adoption	5 (8 gross)

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (The Malins Group) has confirmed the site is available for development.
Developer interest	Not confirmed with landowner.
Site assessment work	Detailed site assessment carried out through the submitted planning application 20/00558/FUL, as well as the 2025 HELAA (HO04).
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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.
Progress towards applications,	N/A

reserved matters, discharge of conditions, etc.	
---	--

- 15.37 The planning history and nature of development has informed the anticipated timescales and phasing for the site. Given that development would likely involve an extension to the existing residential building, works would likely be completed in one year; the build-out rates for the site reflect this assumption. However, as site still does not currently have a pending application or extant planning permission, delivery has been phased later in the first five years post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP4: Tipner East
Site name	NE18 Tipner East
Total capacity (dwellings)	1,056
Total completions in plan period	1,056
Total completions in five years following adoption	461

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
-	0	0	0	10 0	11 0	73	17 8	17 8	10 4	0	10 4	10 4	10 5	0	0	-	-	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is comprised of three parcels of land: Portsmouth City Council owns the area which is currently occupied by the Park & Ride, VIVID own the parcel relating to 22/01292/FUL and Homes England and Bellway own the parcel relating to 21/01357/FUL. The landowners have confirmed that the site is available for development.
Developer interest	There is developer VIVID is implementing permission 22/01292/FUL currently. Bellway has a pending application on the remaining residential parcel (21/01357/FUL) and confirms their approach through a statement of common ground between PCC, Bellway and Homes England (SCG37).
Site assessment work	Detailed site assessment carried out through the submitted planning applications (22/01292/FUL and 21/01357/FUL).
Viability	The site is demonstrated as being viable given the developer interest and progress on site; works have commenced relating to 22/01292/FUL. Homes England funding has been involved in the parcel relating to application 21/01357/FUL to help make this area viable.

Infrastructure provision	Critical infrastructure for the site includes a new sea wall to be provided, which has been secured through permission 22/01292/FUL. The new transport hub on site is a desirable item, there is an existing park and ride on the site already, so a new transport hub is not needed before the housing can be delivered on site.
Planning permission	26/00623/FUL - Application to amend the southern highway layout in combination with the works to applications 22/01292/FUL and 25/00857/VOC. Pending decision. 24/01087/PAMOD - Modification of legal agreement associated with planning permission 22/01292/FUL, in relation to affordable housing. Approved 23.01.2025. 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 since 12.07.2023. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	Discharge of conditions associated with 22/01292/FUL have been submitted and approved for conditions 3 (06.08.2024), 4 (09.09.2025), 5 (11.10.2024), 6 (03.10.2024), 7 (16.10.2025) and 16 (11.10.2024).

	Discharge of conditions associated with 22/01292/FUL have been submitted to part discharge conditions 14, 15, 21 (26.03.2026) and 27 (22.04.2026). Pending decision. Applications to vary conditions associated with 22/01292/FUL have been submitted and approved for conditions 2 (13.11.2025), 17, 18, 25 (08.08.2025).
--	--

- 15.38 The planning history (22/01292/FUL and 21/01357/FUL) and the nature of development (predominantly flatted development) were taken into account when determining the anticipated timescales and phasing for the site, as well as updates from PCC officers in the Development Management Team.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP3: Tipner West
Site name	NE19 Tipner West
Total capacity (dwellings)	1000
Total completions in plan period	1000
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*															
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																		
-	0	0	0	0	0	0	0	10 0	15 0	15 0	10 0	10 0	10 0	10 0	20 0	-	-	

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	Portsmouth City Council (the landowner and promoter of the site) has confirmed the site is available for development.
Developer interest	Not confirmed with landowner. There is a signed statement of common ground between Portsmouth City Council as the Local Planning Authority and Portsmouth City Council as the landowner and promoter (SCG49) and also a PCC Promoter Tipner West Delivery Approach (SS35).
Site assessment work	- HO04: Housing and Economic Land Availability Assessment (HELAA) 2025 - site reference number NE19. - SS05a-d: Summary of desk study and site investigation information available - West Tipner, Portsmouth - SS07: Hydrographic and Bathmetric surveys in support of the Portsmouth City Deal development project - SS08: City Deal - Tipner West Phase 2 Ground Contamination Investigation Interpretive Report - SS10: Tipner West & Horsea Island East SDA Environmental Impact Assessment Scoping Report - SS11: JHP Site, Tipner - Generic Quantitative Risk Assessment - SS17: Heritage Advice Note

	- SS22: Memo: John Henry Pounds and Listed Buildings Contamination Summary (WSP) (Draft) - SS23: Technical Note: Tipner West Outline Remediation Approach (WSP) (Draft)
Viability	The development quanta set out in the site allocation have been the subject of high-level viability assessment which indicates a deficit of circa £107m. The PCC Promoter Delivery Approach document (SS35) outlines the measures that PCC will take to seek to close this funding gap and deliver the site allocation.
Infrastructure provision	Critical infrastructure for the site includes new flood defences and the relocation of the existing school to an off-site location. A desirable item is the Horsea-Tipner Link Bridge, the funding of which is not yet determined. Evidence base in relation to the Bridge includes SS25: Tipner-Horsea Bridge Transport Position Paper and SS02: Bridge Feasibility Study - Peter Brett Associates Report.
Planning permission	No relevant planning history in the last five years.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

15.39 The nature of development and discussions with the landowner/site promoter were taken into account when determining the anticipated timescales and phasing for the site. It is anticipated that the Council will work with a master developer to provide serviced land parcels following completion of sea defences, contamination remediation/capping and other preliminary works. It is anticipated that these parcels will be released to third party developers (residential and commercial (including marine)) on a phased basis, and so delivery will follow a "lumpy" build out rate, as development progresses. However, as there is no clear masterplan for the site at present, estimates have had to be made, so phasing is shown more smoothly than will probably take place in reality. Given that the site does not currently have a pending application or extant planning permission, and the need to secure funding to improve viability, delivery has been assumed to be later on in the plan period.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP11: Port Solent
Site name	PA01 Port Solent
Total capacity (dwellings)	900
Total completions in plan period	500
Total completions in five years following adoption	0

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	0	12	12	12	12	0	0	0	-	-
									5	5	5	5					

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Portsmouth City Council) has confirmed the site is available for development, and holders of long term leases over the site (Premier Marinas Ltd and CBRE Investment Management) have also confirmed the site is available for development.
Developer interest	Developer interest in the site demonstrated by their representation on the Portsmouth Local Plan Addendum (CBRE LIMITED OBO PREMIER MARINAS LIMITED-11327).
Site assessment work	Assessment work carried out through the 2025 HELAA (HO04) and through pre-application discussions for the site
Viability	The cost of delivering the Horsea-Tipner Link Bridge will impact on viability.
Infrastructure provision	Critical infrastructure for the site includes new flood defences and the Horsea-Tipner Link Bridge, the funding of which is not yet determined. Evidence base in relation to the Bridge includes: - SS25: Tipner-Horsea Bridge Transport Position Paper; and - SS02: Bridge Feasibility Study - Peter Brett Associates Report.

Planning permission	No relevant planning applications over the last five years, but there have been recent pre-application discussions.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

15.40 The nature of development and discussions with the landowner/site promoter were taken into consideration when determining the anticipated timescales and phasing for the site. Based on masterplanning work carried out for the site, it is anticipated that development will be flatted and delivery will follow a "lumpy" building out rate. However, without a planning application, the build-out rates have been spread evenly over four years. Given that the site does not currently have a pending application or extant planning permission and is reliant on the delivery of the Tipner bridge, delivery has been phased later in the plan period.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP12: St John's College
Site name	SJ15 St John's College
Total capacity (dwellings)	149, previously 212
Total completions in plan period	149, previously 212
Total completions in five years following adoption	149

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	37	70	42	0	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is assumed to be available for development based on the approved planning application.
Developer interest	Developer interest is demonstrated by construction works taking place on-site.
Site assessment work	Detailed assessment provided through planning application 23/01089/FUL.
Viability	The site is demonstrated as being viable given the progress on site of completing permission 23/01089/FUL and a proportion of dwellings having been completed.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	26/00464/FUL - Construction of 10 buildings accommodating 34 dwellings, conversion of St Catherines to a single dwelling, conversion and alteration to Maurice Wing to accommodate 8 dwellings with Children's Day Nursery at Ground Floor and associated car parking and landscaping (Total 43 dwellings) Alternative proposals to Planning Permission 23/01089/FUL. Pending decision. This will result in a loss of 63 dwellings for

	the site, making the total number of dwellings for the site 149 dwellings instead of 212. 23/01089/FUL - Conversion and extension of former college buildings to create 110 apartments and demolition of college buildings and erection of new buildings to create 102 apartments utilising existing access from Grove Road South, Nelson Road and Albany Road together with associated landscaping, parking, cycling and refuse storage. Permission granted 25.06.2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	23/01089/FUL: Discharge of conditions has been submitted for condition 4. Pending decision. Discharge of conditions have been submitted and approved for all of the relevant conditions, apart from 6c, 19 and 25, which are pre-occupation conditions. 26/00152/NMA - Application for non material amendment to planning permission 23/01089/FUL regarding St Catherines and Maurice Wing. Withdrawn 05.03.2026. 24/01517/NMA - Application for non-material amendment to planning permission 23/01089/FUL in relation to provision of 10 additional parking spaces. Approved 04.07.2025.

- 15.41 The planning history (23/01089/FUL and 26/00464/FUL) and site progress were taken into consideration when determining the anticipated timescales and phasing for the site.
- 15.42 Works relating to 23/01089/FUL are currently underway and following a recent site visit (June 2026), it appeared that some units were near completion. Based on this, there is sufficient evidence that delivery of housing will come forward very early on in the plan period. The housing trajectory reflects this. However, since the submission of the Plan for examination, an application for the site (26/00464/FUL) has been submitted which will result in a loss of 63 dwellings. This will reduce the total number of dwellings for the site to 149 from the original permitted figure of 212. The application also included a more up-to-date phasing plan for the site. Based on this, the phasing for the site has been updated through the associated housing land supply template. Whilst no delay to delivery is envisaged, the numbers will obviously be reduced.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Deliverable site identified in Appendix 2
Site name	ST03 Open Space at Stone Street
Total capacity (dwellings)	18
Total completions in plan period	18
Total completions in five years following adoption	18

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The pending planning application (20/01493/FUL) confirms the site is available for development.
Developer interest	There is developer interest as demonstrated by the submitted planning applications.
Site assessment work	Detailed site assessment carried out through the submitted planning applications.
Viability	The site is demonstrated as being viable given the developer interest.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	N/A

- 15.43 The planning history and industry-based assumptions were taken into consideration when determining the anticipated timescales and phasing for the site. The site currently has resolution to grant planning permission for 18 dwellings (23/00863/FUL), subject to a S106 agreement. Given the scale of development, it is likely that works would be completed within one year once the S106 has been agreed and thus, planning permission granted. The phasing and build-out rates for the site reflect this assumption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	ST07 Derelict Land, Warwick Crescent
Total capacity (dwellings)	14**
Total completions in plan period	14**
Total completions in five years following adoption	14**

**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.

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The site is deemed available for development based on the recently granted planning consent.
Developer interest	There is developer interest as demonstrated by the submitted planning application.
Site assessment work	No further work required beyond the HELAA 2025 (HO06) due to detailed site assessment being carried out through the submitted planning applications over the years.
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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. 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). Consent granted 30.04.2021, which has now lapsed. 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. Consent granted 18.04.2019, which has now lapsed.
Progress towards applications, reserved matters, discharge of conditions, etc.	None as of yet.

- 15.44 The planning history and nature of development has informed the anticipated timescales and phasing for the site. The planning permission associated with the site (23/01613/OUT) is for 34 student accommodation rooms bedspaces (14 C3 equivalent dwellings) to be delivered within a four-storey building. Given the development would be flatted across one building, it is likely that units would be delivered in one phase; the build-out rates for the site reflect this assumption. Although planning permission for the site has been granted, a reserved matters application for the site is yet to be submitted to the Council. Therefore, delivery has been phased later in the first five years post adoption.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	PLP15: Somers Orchard
Site name	ST11 Somers Orchard, Somerstown
Total capacity (dwellings)	566
Total completions in plan period	566
Total completions in five years following adoption	273

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	13 6	13 7	12 3	12 4	46	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The landowner (Portsmouth City Council, Housing Revenue Account) has confirmed the site is available for development.
Developer interest	There is developer interest as demonstrated by the approved planning applications (23/01574/FUL and 23/01575/FUL). The Council is actively seeking contractors to build the first phase of the scheme.
Site assessment work	Not required as detailed assessment was carried out under 19/01407/DEM, 23/01574/FUL and 23/01575/FUL
Viability	There are no reasons to indicate that the site is not achievable.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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. Permission granted 02.12.2025. 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. Permission granted 02.12.2025. The application form indicates that a total of 247 dwellings are proposed. 19/01407/DEM - Application for prior notification for the proposed 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	None as of yet.

- 15.45 The planning history and nature of development were taken into consideration when determining the anticipated timescales and phasing for the site. Under planning applications 23/01574/FUL and 23/01575/FUL (granted permission 02/12/2025), 566 dwellings are to be delivered across the site through flatted development. It is therefore assumed that delivery will follow a "lumpy" build out rate as the development will include blocks of flats; this assumption has been reflected in the housing trajectory. Housing numbers have been spread evenly over four years, with the exception of the Gibson Centre which is anticipated to deliver 46 dwellings. The first units are anticipated to come forward in 2030/31, which is supported by the fact that the site has recently been granted planning permission as noted in the housing land supply template.

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	ST13 62 Middle Street
Total capacity (dwellings)	8**
Total completions in plan period	8**
Total completions in five years following adoption	8** (note this has been moved forward to year 1 from year 4 due to a new permission being granted and construction work having started)

**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.

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The planning agent (Hybrid Planning & Development) on behalf of the landowner has confirmed the site is available for development.
Developer interest	There is developer interest as demonstrated by the submitted planning applications, and construction works taking place under 25/00590/FUL.
Site assessment work	Detailed site assessment carried out through the submitted planning application 25/00590/FUL.
Viability	The site is demonstrated as being viable given the developer interest and progress on site; works have commenced relating to 25/00590/FUL.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	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. Consent granted 07.01.2026.

	25/00487/DEM - Application to demolish a building under Schedule 2, Part 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. 25/00236/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. 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.
Progress towards applications, reserved matters, discharge of conditions, etc.	Discharge of conditions associated with 25/00590/FUL have been submitted for conditions 7 and 11 (24.02.2026). Pending decision.

- 15.46 The planning history and nature of development and recent site has informed the anticipated timescales and phasing for the site. The latest planning permission associated with the site 25/00590/FUL is for 21 student beds (8 C3 equivalent dwellings) to be delivered within a five-storey building. Given the development will be flattened across one building, it is likely that units would be delivered in one phase; the build-out rates for the site reflect this assumption. As planning permission for the site has been granted, discharge of conditions submitted and approved and works have commenced on-site, there is sufficient evidence that delivery would come forward early on in the first five years post adoption. As a result, delivery on-site has been brought forward to 2027/28 rather than 2030/31, as updated in the site's housing land supply template.

Question Sixteen

Appendix 2 of the IDP sets out infrastructure projects relevant to the growth anticipated by the Plan. However, the relationship between those projects and the specific sites allocated and identified in the Plan is not sufficiently clear in either the IDP or the Allocations Topic Paper [TP08], particularly in respect of the projects in the IDP linked to broad locations or required 'Citywide'. As such, please provide a supplementary table to the Allocations Topic Paper setting out individually for each site the projects on which that site would depend, their categorisation as critical, essential or desirable, and anticipated costs, providers, and timescales for delivery.

Council's answer:

- 16.1 In answering this question, two tables are provided below. Table 1 provides site specific infrastructure requirements, listing items which individual sites depend upon. Table 2 sets out infrastructure required to serve all developments in the City, which have been described as 'City-wide' in the IDP. These items are to be funded by developments across the City and so are not tied to any specific site. The nature of the City, covering an area of only 43 square kilometers, and being well connected by road and rail means that items such as schools can be located at any location in the City and still serve the entire City. This is very different from larger rural or suburban authorities where individual educational establishments serve specific settlements only.

Table 16.1: Site Specific Infrastructure Requirements

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
Proposed allocations						
PLP3: Tipner West	FM14: Provision of new flood defences	Critical	~£32 million	PCC	To be funded by developer, to be secured through planning permission	2025-2030
	Relocating The Harbour School from Tipner West to an off-site location: The Harbour School is a local authority-controlled Special Educational Needs (SEN) school. To be relocated by PCC prior to commencement of site enabling works. A potential site has been identified but the process of relocation (to an existing school site) is likely to take place over a 5-year period.	Critical	£15 million ¹	PCC	Funding has been allocated from the Tipner Regeneration Budget	A decision about the new site will be made before the Tipner West planning application is submitted
	T1: Horsea-Tipner Link Bridge Bridge to provide a public transport / active modes link between Tipner and Horsea Island to support potential development in area and improve sustainable travel network. (LTP4 Policy K/ Local Plan Policy)	Desirable (whilst the bridge is critical for Port Solent, it is only desirable for Tipner West)	More than £10,000,000	PCC	Undetermined	LTP4 year 7 to year 16 (2028 to 2037)
PLP4: Tipner East	FM13: New sea wall (Including tie-in to the M275 embankment and Tipner Lake defences constructed during Phase 3 of the Noth Portsea Island Scheme)	Critical	Unknown	PCC	Fully Funded by Developer	2025-2030

¹ Information from the Capital Projects team of Housing, Neighbourhood and Building Services of Portsmouth City Council

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
	T45: Tipner Transport Hub scheme The delivery of the Tipner Transport Hub scheme, including expanded P+R (up to 2,650 spaces) plus other transport hub functions supporting Tipner and City Centre developments and (potentially) Portsmouth International Port expansion. Subject to business case and funding (scheme 41).	Desirable (residential development at Tipner East is not dependent on this being delivered)	More than £10,000,000	PCC-Regeneration	Currently unfunded. Various sources to be explored	Undetermined depends on external factors
PLP5: Lakeside North Harbour	T3: Strategic Transport Assessment mitigation: Portsbridge roundabout	Critical	~£2,010,000	PCC	Funded by S106/S278/DfT but not yet secured	In line with development at Lakeside North Harbour
	T21: Strategic Transport Assessment mitigation: New Lakeside access	Critical	~£2,400,000	PCC	Funded by S106/S278/DfT but not yet secured	In line with development at Lakeside North Harbour
PLP6: Portsmouth City Centre	T14: City Centre Roads Scheme to realign / reconfigure A3 Marketway/Commercial Road (north) and adjacent roads, as well as improved public transport/cycle/pedestrian infrastructure and public space. These revisions to the highway network on the western corridor of Portsmouth would maximise the development potential of the northern part of the City Centre strategic development site. These works relate only to City Centre North.	Critical (to City Centre North part of the site only)	More than £10,000,000	PCC-Regeneration	Candidate for DfT Major Road Network funding (subject to business case) but not yet secured	Late 2020s

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
	(Local Plan / TFSE Strategic Investment Plan)					
	T65: Portsmouth & Southsea Station Travel Plan - Accessibility Improvements Key improvements to wayfinding and accessibility have been recommended. This includes making the station more appealing and pleasant to use for people travelling sustainably. (SWR Station Travel Plans)	Desirable (all parts of the PLP6 proposed allocation)	Platform extensions ~£1.5m New station entrance ~£3m Upgrade to station facilities ~£700K - £1.2m	PCC, SWR	Undetermined	Undetermined
PLP7: Fratton Park & The Pompey Centre	T67: Fratton Station - Associated infrastructure improvements to enable an off-road link from Fratton Station to the Pompey Centre and Fratton Park, avoiding Goldsmith Avenue.	Essential (Only required for the stadium expansion, not for the residential development)	Undetermined	Network Rail	PFC	In line with expansion of football stadium
PLP8: St James' & Langstone Campus	S4. Milton Common - sites which have direct alone impacts on the SPA and SAC will need to pay contributions (in addition to Bird Aware) to enhance Milton Common as a visitor destination, as per the updated Milton Common Local Nature Reserve Mitigation and Management Framework (SS39). St James and Langstone Campus has the potential to cause alone direct impacts.	Critical	£9,528.49 per unit	PCC	This infrastructure is already in place to be further funded by developers via developer contributions. Part of the funding has already been secured from development at St James' Hospital (20/00204/FUL and 24/01117/FUL)	Completed.

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
PLP9: Horsea Island Strategic Open Space	None					
PLP10: Land West of Portsdown Technology Park	None					
PLP11: Port Solent	FM16: Flood management measures to reduce the risk of flooding to strategic and allocated sites.	Critical	To be determined	Developer	To be determined	2025 - 2040
	T1: Horsea-Tipner Link Bridge Bridge to provide a public transport / active modes link between Tipner and Horsea Island to support potential development in area and improve sustainable travel network. (LTP4 Policy K/ Local Plan Policy)	Critical	More than £10,000,000	PCC	Undetermined	LTP4 year 7 to year 16 (2028 to 2037)
PLP12: St John's College	None					
PLP13: Fraser Range	FM15: Construction of new Sea Wall and delivery of a beach management and asset maintenance plan, with careful consideration of how these align with the Southsea Coastal Scheme.	Critical	At least £10m plus management and maintenance costs for the lifetime of the development	Developer	To be funded by developer	2025 - 2030

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
PLP14: The News Centre, Hilsea	FM1: North Portsea Island Phase 5 (Ports Creek phase) Flood management measures to reduce the risk of flooding on the northern parcel of land at the News Centre, which has been allocated for residential use. The North Portsea Coastal Scheme (Ports Creek phase) will reduce the risk of flooding to an acceptable level upon completion, whilst also providing mitigation for the wider area.	Critical (for the residential development only)	£21,588,537 forecast outturn for Phase 5 (note this will serve more than just the proposed allocation, it covers a much larger area)	Coastal Partners	Secured funding sources for all stages of the North Portsea Island FCERM scheme include Flood Defence Grant-in-Aid (FDGiA), Department for Education, Environmental Statutory Allowance (ESA) and a contribution from PCC	Delivery estimated to be completed by 2026
	T44: New Bus Depot First Bus is currently in the process of developing its own 'super bus depot' located at Hilsea. This will facilitate complete replacement of First's Portsmouth bus fleet with electric buses in future. This applies only to the southern parcel of land at the News Centre allocated for the Bus Depot.	Essential (for the bus depot element only, not the residential)	Unknown	First Bus	Funding has been secured privately funded by First Bus	Delivery estimated to be completed by 2028
PLP15: Somers Orchard	None					
Sites identified in Appendix 2 of the Addendum						
COP01: Brynwell B uilder's Yard, 207-217 Copnor Road	None					

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
COS01: Cosham Health Centre, Vectis Way	None					
CS06: 227-231 Goldsmith Avenue	None					
EC14: Eastney Swimming Pool and part of Southsea Leisure Park	None					
FR06: St Wilfrids Church, 49 George Street	None					
MI07: 185-191 Highland Road	None					
ST03: Open space at Stone Street	None					
BA01: Coniston Avenue	None					
BA02: West of Milton Road	None					
CD01: Wardroom	None					
CD04: The Invincible, Wickham Street	None					
CD07: Bridge Centre, Fratton	None					
CD10: Maxstoke Close Car Park	None					
CD15: Hertford Place	None					
CD35: 42 Kent Street, Groundlings Theatre	None					

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
CD65: 117-127 Fratton Road	None					
CD75: Venture Tower Fratton Road	None					
COS03: Westmoors, 50 London Road, Cosham	None					
COS04: Former Cosham Police Station	None					
COS05: Clock House, Spur Road	None					
DF02: Karen Avenue	None					
EC02B: Land at Halliday Crescent	None					
EC11: Southsea Marina	None					
HI01: Hilsea Lodge (Highgrove)	None					
HI02: Land of former supermarket, Stubbington Avenue	None					
HI04: Land at Pompey Health and Fitness	None					
HI13: Territorial Army Centre, Peronne	None					

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
Road						
MI05: Goldsmith Avenue	None					
NE01: Connect Centre	None					
NE03: Former Police Station, Kingston Crescent	None					
NE05: 205 London Road	None					
NE06: Blue Anchor PH, 2 London Road	None					
NE09: 98 London Road	None					
NE22: Land at Healthfield Road	None					
PA03: 140 Southampton Road	None					
PA16: Amenity Land off Newbolt Road and Bodmin Road	None					
SJ04: 61-63 Marmion Road	None					
SJ12: 82-88 Clarendon Road	None					
SJ16: Wimbledon Park Sports Centre	None					

Site	Projects on which sites depend (including reference from IDP where applicable)	Site specific categorisation (Critical/ Essential/ Desirable)	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source and Funding Status	Timescale
SJ17: Queen's Hotel and Grosvenor Casino	None					
ST01: City Records Office	None					
ST02: Middle Street	None					
ST04: Wightlink Car Park	None					
ST07: Derelict Land, Warwick Crescent	None					
ST12: Cathedral House	None					
ST13: 62 Middle Street	None					
ST17: Clarence Pier	None					

Table 16.2: Infrastructure required to serve all proposed new developments in the City

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
E1. Early Years: Early years provision across the City to accommodate an additional 1,788 anticipated early years pupils.	Essential	To be determined	PCC	Developer funded/ CIL	Years 1-15 (2025-2040)
E2. Primary Schools: Provision of an additional 9.5 form-entry (FE) of infant provision through the expansion of existing local schools.	Essential	Re-build & Extension to Primary School £20,946 (average	PCC	Developer funded/CIL	Years 5-15 (2030-2040)

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
		cost per pupil place)			
E3. Primary Schools: Provision of an additional 10.3FE of junior provision through the expansion of existing local schools.	Essential	Re-build & Extension to Primary School £20,946 (average cost per pupil place)	PCC	Developer funded/CIL	Years 5-15 (2030-2040)
E4. Secondary Schools: Provision of an additional 10.5FE through the expansion of existing local secondary schools	Essential	Re-build & Extension to Secondary School £21,235 (average cost per pupil place)	PCC	Developer funded/CIL	Years 5-15 (2030-2040)
E5. Special Education Needs school provision: Additional 6 primary inclusion units and 5 secondary inclusion units through existing mainstream school, or expanding current specialist provision	Essential	Rebuild & Extension to SEN school £62,500 (average cost per pupil place)	PCC	Developer funded/CIL	Years 5-15 (2030-2040)
H1. Primary Healthcare: Additional capacity across existing primary healthcare units and provision of additional primary healthcare units.	Essential	Circa £7,900,000	NHS Hampshire and Isle of Wight ICB	NHS Project Improvement Grants, Minor Improvement Grants, third-party developers	Years 1-15 (2025 - 2040)
T2. Local Highways: Junction signalisation and signals upgrades. Upgrade of a number of signalised junctions around the city, installation of Microprocessor Optimised Vehicle Actuation (MOVA) and upgrade of other existing MOVA sites with latest version	Essential	£500,000 - £1,000,000	PCC - Transport	Green Light Fund	2024-26
T4. Local Highways: Casualty and Speed Reduction Measures The aims of this programme are to be responsive to residents' and Councillors speeding concerns, to introduce traffic calming at a variety of locations across the city, to promote road safety, reduce vehicle speeds, and encourage the use of active travel modes.	Desirable	Typically £300k to £500k per year	PCC - Transport	LTP funding allocated each year as a statutory function	Ongoing

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
T5. Local Highways: Safer Routes Improvements Programme of small-scale infrastructure improvements to improve active travel routes across the city (such as cycle parking, signage and lining, bollards, barriers, and dropped kerbs).	Desirable	Typically £300k to £500k per year	PCC - Transport	LTP funding allocated each year as a statutory function	Ongoing
T8. Local Highways: Ongoing replacement and new Variable Message Signs (VMS) Replacement and new VMS around the city on an ongoing basis in future	Essential	£500,000 - £1,000,000	PCC - Transport	PCC Capital Fund / Parking Reserve	Depends on funding
T10. Local Highways: Zebrites Increase visibility of zebra crossings at zebra crossings across Portsmouth through the installation of Zebrite Belisha Beacons.	Desirable	Less than £500,000	PCC - Transport	LTP 23/24	Mar-26
T15. Local Highways: Controlled crossings at signalised junctions A programme of adding pedestrian phases to traffic light junction where one or more arms of the junction does not have a crossing and/or a pedestrian-demanded crossing phase.	Desirable	Less than £10,000	PCC – Transport	LTP Rolling programme	2026 – 2030
T16. Local Highways: Road Markings and Directional Signage Safer and more efficient travel throughout Portsmouth due to clear direction provided by accurate signage and road markings.	Desirable	Less than £500,000	PCC - Transport	LTP funding allocated each year as a statutory function	Ongoing
T17. Local Highways: School Crossing Patrol Infrastructure School Crossing Patrols, and supportive infrastructure, to help keep children safe on their route to school, is one of the most common concerns raised by the public to Road Safety Assessment Tool (RSAT).	Desirable	Less than £500,000	PCC - Transport	LTP Capital funds	2025/2026
T25. Sustainable/Active Travel: Access for People with Disabilities Dropped kerbs and minor works to improve access to Public Transport and active travel modes	Essential	Less than £500,000	PCC - Transport	LTP funding allocated each year as a statutory function	Ongoing

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
T26. Sustainable/Active Travel: On-Street Residential Electric Vehicle Chargepoint Scheme (Phase 1 to 3) Phase 1 (36) and phase 2 (62) of the scheme included the combined delivery of 98 on street electric vehicle chargepoints city wide. The scope of the scheme was to enable residents who do not have off-street parking to have access to an EV chargepoint on-street, to charge their plug in vehicle. The technological solution used was retrofitted lamp columns, which minimised street clutter, used spare electrical supply in the lamp columns and was designed for slow overnight charging. The on-street chargepoints operate on a pay-as-you-go basis and were accompanied with a marked charging bay. The next phase of the scheme (Phase 3) is using the same solution and bay marking from phase 1 & 2, and is being delivered during 2025-26. Upon completion of phase 3, there will be approximately 330 on-street chargepoints across the city, from phases 1,2, and 3.	Essential	£1,000,001 - £5,000,000	PCC - Transport, OZEV	Phases 1-2: ORCS - OZEV 75% Installation Grant, PCC Phase 3 - ORCS - OZEV 60% Installation Grant, Private sector investment	2019-24
T27. Sustainable/Active Travel: On-Street Residential Electric Vehicle Chargepoint Scheme (Future phases funded through LEVI grant) The aim for future phases of ORCS, funded through Government LEVI grant, will be to deliver up to 3,600 further chargepoints, which added to delivery in phases 1 to 3 will deliver a long term aim of up to 4000 electric vehicle chargepoints in the city in the medium to long term	Essential	£1,000,001 - £5,000,000	PCC - Transport, OZEV	Phases 4-6: LEVI	2024-30
T28. Sustainable/Active Travel: (Solent Region) Micro-consolidation & sustainable last mile logistics trials There is an increasing interest in greater use of more sustainable, zero emission transport modes, such as electric cargo cycles and walking porters operating from local “micro-consolidation” points, to	Desirable	£1,000,001 - £5,000,000	PCC - Transport, Solent Transport	Solent Future Transport Zone (FTZ) programme	2025/26

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
deliver goods over these short last stretches of a delivery journey. This project will deliver a trial of such solutions in Portsmouth and started operation from May 2025 on a trial basis at Hilsea Industrial Estate following planning consent being granted for the selected site and procurement of a suitable operator to run the trial.					
T31. Sustainable/Active Travel: Off-street electric vehicle chargepoint provision (following feasibility and procurement processes) Provision of off-street residential chargepoints in all PCC car parks	Essential	£500,000 - £1,000,000	PCC - Transport, OZEV	Feasibility: LTP/ Capital Funding Next phases: LEVI funds	2026-30
T32. Sustainable/Active Travel: Local Cycling and Walking Infrastructure Plans Local Cycling and Walking Infrastructure Plans (LCWIPs) provide a new strategic approach to identifying cycling and walking improvements required at the local level. PCC published its LCWIP in 2021, covering the ten years to 2031. A network plan for walking and cycling identifies preferred routes and core zones for further development. A prioritised programme of infrastructure improvements for future investment is set out. The LCWIP report sets out the underlying analysis carried out and provides a narrative which supports the identified improvements and network.	Essential	More than £10,000,000	PCC - Transport, Department for Transport, Hampshire County Council, Isle of Wight Council	Department for Transport, PCC Capital Funds, other sources to be explored.	2021-2031
T33. Sustainable/Active Travel: (Various) Cycle Signs and Infrastructure For the creation of physical wayfinding along the quieter route network To respond to a list of 'Quick Wins' provided by the Portsmouth Cycle Forum that look to address several issues in the city	Desirable	Less than £500,000	PCC - Transport	PCC Capital Fund, CIL	Ongoing
T36. Sustainable/Active Travel: (All wards) Workplace Sustainable Travel Fund Offers local businesses the opportunity to apply for funding towards sustainable travel measures for their workplace/ staff travel to enable physical measures to be installed or used, support staff travel to and	Desirable	Less than £500,000	PCC - Transport	Air Quality Action Plan 22-23	2023-25

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
from work or work related journeys. A third round of WSTF was made available in October 2023, with a closing date for applications of Dec 2024. All measures were in place by June 2025.					
T41. Sustainable/Active Travel: Rights of Way Portsmouth City Council has a statutory duty, as Highway Authority, to maintain the public	Essential	Less than £500,000	PCC - Transport	LTP funding allocated each year as a statutory function	Ongoing
T42. Bus/Rapid Transit: South East Hampshire Rapid Transit- Future Phases: Identification and delivery of further parts of the SEHRT network following completion of current schemes funded through TCF and BSIP programmes. These phases will identify and address problems such as long travel times Cosham - City relative to car, and poor interchange with rail at Cosham, and will improve connectivity to wider city region. Work will include problem identification, optioneering, feasibility investigation, development of Business Cases and funding applications.	Essential	More than £10,000,000	PCC - Transport, Hampshire CC, Isle of Wight CC, DfT Further information: TfS E Strategic Investment Plan	LTP/DfT/ Undetermined	LTP4 year 5 to year 16 (2026 to 2037)
T46. Bus/Rapid Transit (All wards) Public Transport Accessibility Improvements Small scale physical improvements to the network to enable the efficient operation of bus services leading to improved journey times and better passenger experience.	Desirable	Less than £500,000	PCC - Transport	LTP	Annually
T47. Bus/Rapid Transit: Bus Shelter Green Roofs Local and low maintenance plants, like wildflowers and sedum will be selected to live atop the bus stops, and Clear Channel, who look after Portsmouth's bus stops, will be responsible for their up-keep. 19 bus shelters, currently installed across the city with this number due to rise to 81 by spring 2026.	Desirable	No cost to PCC	PCC - Transport	Privately funded by Clear Channel, with some funded through BSIP	To be delivered by 2026
T48. Bus/Rapid Transit: Bus signal priority The aim of this scheme is to install bus priority at signals around the network. This will allow the buses to have priority at signals resulting in reduced waiting times that will decreasing bus journey times for	Essential	£1,000,001 - £5,000,000	PCC	Bus Service Improvement Plan (BSIP)	2023-26

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
passengers and make bus journeys more reliable, whilst offering greater value for money to passengers. To date 12 have been installed, with 6 more to be completed.					
T49. Bus/Rapid Transit: Stop layouts The aim of this scheme is to review the physical shape of local bus stops to facilitate bus priority. This will involve fill in laybys/add boarders where required. Approx. cost will be £100 - £150k per stop. To date, 7 have been completed, with a further 5 to be reviewed.	Essential	£1,000,001 - £5,000,000	PCC	Bus Service Improvement Plan (BSIP)	2023-26
T52. Bus/Rapid Transit: Super Stop Infrastructure The aim of this scheme is to improve the waiting environment for passengers by providing 33 high quality bus shelters providing more inclusive and safer wating experiences. 6 shelters have been installed to date.	Essential	Less than £500,000	Operators	Bus Service Improvement Plan (BSIP)	2023-26
T53. Bus/Rapid Transit: Stop locations The aim of this scheme is to review the location of all bus stops to facilitate faster journey times, improve safety for bus users and ensure that consideration for changing travel habits is captured and reviewed.	Essential	Less than £500,000	PCC / Operators	Bus Service Improvement Plan (BSIP)	2023-27
T54. Bus/Rapid Transit: Bus stop infrastructure The aim of this scheme is to improve the waiting environment for passengers by providing improved bus shelters and more inclusive and safer wating experiences.	Essential	£500,000 - £1,000,000	PCC / Clear Channel	Bus Service Improvement Plan (BSIP)	2023-26
T55. Bus/Rapid Transit: Public Transport network information at every stop The aim of this scheme is to improve the provision of information about the public transport network, improving passenger confidence and awareness to encourage travel.	Desirable	Less than £500,000	PCC / Operators	Bus Service Improvement Plan (BSIP)	2023-27
T56. Bus/Rapid Transit: Real Time Passenger Information (RTPI) displays The aim of this scheme is to introduce real-time passenger information (RTPI) displays at every stop, to improve the provision of	Desirable	£1,000,001 - £5,000,000	PCC	Bus Service Improvement Plan (BSIP)	2023-26

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
information bus service times. This aims to improve passenger confidence and awareness to encourage travel by bus. RTPi has been introduced at all stops, some older RTPi displays are currently being replaced where required.					
T57. Bus/Rapid Transit: Bus Lane Camera enforcement The aim of this scheme is the enforcement of moving traffic contraventions i.e., banned turns traffic cameras under part 6 of the Traffic Management Act (TMA). This will include the investigation of further powers under the TMA part 6, when they are announced by central government. These cameras are to support the enforcement of the new bus lanes and junction measures.	Desirable	Less than £500,000	PCC	Bus Service Improvement Plan (BSIP)	2023-26
T58. Bus/Rapid Transit: Transport (DRT) services - Pompey Link trial. A pilot Demand Responsive Transport (DRT) service was launched in Portsmouth in June 2026. The 'Pompey Link' scheme is currently being trialled until 31st March 2027, covering the areas of Port Solent and Paulsgrove, with pick up/drop off points at Port Solent. It also offers a link to QA Hospital and Cosham Transport Interchange for passengers travelling from Port Solent aiming to improve access to key services and employment for residents living in these areas which currently do not have connections to the main bus network.	Desirable	£500,000 - £1,000,000	PCC / Operators	Bus Service Improvement Plan (BSIP)	2023-26
T59. Bus/Rapid Transit: Extra services The aim of this scheme is to improve access to currently underserved areas by the existing bus network by introducing new services and/or changing the route of existing services.	Desirable	£1,000,001 - £5,000,000	PCC / Operators	Bus Service Improvement Plan (BSIP)	2023-27
T60. Bus/Rapid Transit: School online training The aim of this scheme is to equip children with the skills and confidence to use the bus independently. This will be achieved through the creation of an educational online learning course, provided to schools.	Desirable	Less than £100,000	PCC / Operators	Bus Service Improvement Plan (BSIP)	2023-26

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
T63. Rail: Solent Rail Connectivity Joint rail industry/ Solent area LTAs proposal under development to deliver more frequent local train services from Portsmouth to Southampton and Eastleigh, focused on improving train frequency at smaller stations. Infrastructure measures in the city include reinstating platform 2 at Portsmouth Harbour or providing an additional low level platform at Portsmouth & Southsea station.	Essential	More than £10,000,000	Solent Transport	Undetermined	2030s to 2050s
U1. Gas Connections to gas networks will be considered further at planning application stage	Essential	To be determined	Southern Gas Networks	Private sector and developer/customer funding	2025-2040 (in parallel with development)
U3. Electricity Reinforcement on the distribution network will be considered further at the planning application stage	Essential	To be determined	SSEN	Funding as per SSEN's charging statements for the southern England licence area	2025-2040 (in parallel with development)
U4. Telecommunication All new development must deliver appropriate telecommunication connections	Essential	To be determined	Private telecommunicati on companies	Private sector funding	2025-2040 (in parallel with development)
U5. Water Supply Local water network reinforcement where required	Essential	To be determined	Portsmouth Water	Any network reinforcement is funded directly by developer through the infrastructure charge	2025-2040 (in parallel with development)
U6. Wastewater/treatment Potential needs to reinforce the network (e.g. pipes and pumping stations), the scale of which is dependent on the size and location of individual sites	Essential	To be determined	Southern Water	Funding for network reinforcement is provided by developers through the new infrastructure charge	2025-2040 (in parallel with development)
U7. Waste/Recycling Increase in waste collection vehicle fleet • Two refuse vehicles • Two recycling vehicles • Two fibre vehicles	Essential	To be determined	Portsmouth City Council	Capital bid process	2025-2040 (in parallel with development)

Projects (including reference from IDP where applicable)	Critical/ Essential/ Desirable	Estimated Costs from IDP unless indicated otherwise	Lead Organisation	Funding Source	Timescale
One Food Waste vehicles					
S9. Green Infrastructure Green & Healthy Streets Programme of enhancements in accordance with Portsmouth Vision 2040, the PCC Climate and Environment Action Plan, and emergent Green Infrastructure Strategy. Using tools such as the Healthy Streets standard and Green Infrastructure Framework to guide the development of a healthier nature-rich streetscape across the city.	Essential	Unknown (Scale in £Ms with individual schemes in £Ks - £100Ks)	Portsmouth City Council	Various (predominantly external)	2025-2040
S11. Playing Pitches Protection and enhancements of playing pitches within Portsmouth	Essential	Under £50,000	Portsmouth City Council/Developer	To be determined	2025-2040 (in parallel with development)
S12. Leisure Facilities Developers are expected to contribute towards improving local indoor and outdoor leisure facilities. The provision of these facilities may address issues with outdoor sports pitch provision and/or indoor leisure facilities	Essential	To be determined	Private sector / Portsmouth City Council	Private sector through developer contributions (s106) and CIL	2025-2040 (in parallel with development)
S13. Social/Cultural District and Local Town Centres Programme to support the vitality and viability of local businesses and facilities within retail centres. Requires planning and providing incremental improvements to the public realm which improve accessibility for walking, wheeling, and cycling; create more public space for seating and social gathering; slow and/or reduce problematic through traffic; improve air quality; and increase opportunities for greening streets. This supports the ambition to make the city and its centres prosperous, healthier, safer, and greener.	Essential	Unknown (Scale in £Ms with individual schemes in £10Ks - £100Ks)	Portsmouth City Council	To be determined	2025-2040

Question Seventeen

Please review the hyperlinks in the IDP (particularly sections 3.5, 3.8 and 3.9) to confirm that they relate to the latest evidence and comment on the implications of any discrepancies.

Council's answer:

17.1 All hyperlinks in the IDP have been checked to confirm they relate to the latest evidence. A number of links have been found not to be working or not provided. Where this is the case, the link is provided in the table below. Where more up-to-date evidence is available, the implications are noted. It should be noted that the draft IDP was subject to a bespoke consultation with infrastructure providers at the same time as the Pre-Submission Local Plan consultation in winter 2025/26. Any updates that were suggested by infrastructure providers as part of that consultation were actioned by the Council and were published in the Submission version of the IDP.

IDP Page No.	Documents it pertains to	Issue	Proposed action	New information	Implications
13, footnote 10	Childcare Sufficiency Assessment (January 2023)	Link is not working	Provide new link	https://ndna.org.uk/wp-content/uploads/2024/11/Portsmouth-Council-CSA-2023.pdf	None
13, footnote 11	Childcare Sufficiency Duty Report (June 2025)	Link is not working. PCC Children Family and Education deleted the file from the website to avoid confusion with providers.	Provide new link	An updated version is available on the website, Childcare Sufficiency Duty Report 2026 - https://www.portsmouth.gov.uk/wp-content/uploads/2026/06/pcc-childcare-sufficiency-june-2026-accessibla-aa.pdf	The information from the updated report will be incorporated in the next version of the IDP
14, footnote 14	N/A	Link is not working	Provide new link	https://www.gov.uk/help-with-childcare-costs/free-childcare-and-education-for-3-to-4-year-olds	None
14, footnote 15	N/A	Link is missing	Provide Link	https://www.gov.uk/free-childcare-if-working/check-youre-eligible	None
16, footnote 19	Childcare Sufficiency Duty Report (June 2025)	Link is not working. PCC Children Family and Education deleted the file from the website to avoid confusion with providers.	Provide new link	An updated version is available on the website, Childcare Sufficiency Duty Report 2026 - https://www.portsmouth.gov.uk/wp-content/uploads/2026/06/pcc-childcare-sufficiency-june-2026-accessibla-aa.pdf	The information from the updated report will be incorporated in

					the next version of the IDP
18, footnote 24	Portsmouth School Place Planning Strategy 2024-2029	Existing link is the draft version. A final version is available.	Provide new link	https://www.portsmoutheducationpartnership.co.uk/wp-content/uploads/2024/11/Portsmouth-School-Place-Planning-Strategy-2024-29.pdf	None
22, footnote 26	Portsmouth Childcare Sufficiency Duty Report (June 2025)	Link is not working. PCC Children Family and Education deleted the file from the website to avoid confusion with providers.	Provide new link	An updated version is available on the website, Childcare Sufficiency Duty Report 2026 - https://www.portsmouth.gov.uk/wp-content/uploads/2026/06/pcc-childcare-sufficiency-june-2026-accessible-aa.pdf .	The information from the updated report will be incorporated in the next version of the IDP
27, footnote 30	HSDC Drive to 25	The file is not available anymore. 'HSDC Drive to 25' was a long-term strategic plan for HSDC which is replaced by 'Ambition 30'	Provide new link	https://www.hsdac.ac.uk/ambition-30/	None
27, footnote 31	HSDC Annual Report & Financial Statements for the year ended 31 July 2024	Link is not working	Provide new link	https://hsdc-cdn.s3.eu-west-1.amazonaws.com/uploads/2025/01/Annual-Report-Financial-Statements-2024.pdf An updated statement, 2025 is also published: https://hsdc-cdn.s3.eu-west-1.amazonaws.com/uploads/2026/02/HSDC-FS-24-25_Final.pdf	The information from the updated statement will be incorporated in the next version of the IDP
32, footnote 34	Portsmouth Strategic Flood Risk Assessment Level 1 Appendices	Link is taking to the Portsmouth examination library	Provide link to relevant section of Examination Library	https://www.portsmouth.gov.uk/services/development-and-planning/planning-policy/portsmouth-local-plan/portsmouth-local-plan-evidence/climate-emergency/	None
32, footnote 36	North Solent Shoreline Management Plan (2010)	Link is taking to correct webpage, but the webpage has no links on it even though it says docs can be downloaded	Provide link	https://www.northsolentsmp.co.uk/	None
32, footnote 39	PCC Sequential and Exception Test	Link is taking to examination library, not the document itself	Insert more helpful link	https://www.portsmouth.gov.uk/wp-content/uploads/2025/11/PCC-Sequential-and-Exception-Test-2025-Final.pdf	None

32, footnote 41	Surface Water Management Plan	Link is missing	Insert link	https://www.portsmouth.gov.uk/wp-content/uploads/2026/02/surface-water-management-plan-sept-2025-aa-accessible.pdf	None
52, footnote 50	Portsmouth Hospitals University NHS Trust Working Together, Improving Together, Strategy 2023-2028	Webpage not found	Insert link	https://www.porthosp.nhs.uk/application/files/9417/7877/3956/FINAL - PHU WORKING TOGETHER STRATEGY-fin.pdf	None
54, footnote 57	Portsmouth Hospitals University NHS Trust Annual Report And Accounts 2022-23	Webpage not found	Insert link	https://futurehealthintelligence.com/wp-content/uploads/2023/12/Portsmouth-Annual-Report-2022-23.pdf	None
56, footnote 63	Department for Transport Road Investment Strategy 2 (2020-2025), March 2020	Updated version is available: Road Investment Strategy 3 (2026 – 2031)	None	https://assets.publishing.service.gov.uk/media/69c4265e471d520038d0f64a/ris3.pdf	The information from the updated version of the Transport Strategy will be incorporated in the next version of the IDP
61, footnote 70	Solent to Midlands Route Strategy, National Highways	Webpage cannot be found	Insert link	https://nationalhighways.co.uk/media/cvaujxoku/r15-solent-to-midlands_acc.pdf	None
65	Strategic Transport Assessment	A new update (mentioned in the IDP that it is due)	Insert a new footnote	https://www.portsmouth.gov.uk/wp-content/uploads/2026/02/Portsmouth-Local-Plan-Strategic-Transport-Assessment-Addendum-200226.pdf	None
70, footnote 79	Solent Connectivity Continuous Modular Strategic Planning - May 2020	Wrong link	Provide new link	https://iow.moderngov.co.uk/documents/s1113/Appendix%20-%20Solent%20Connectivity.pdf	None
97, footnote 101	South Central Ambulance Service Clinical Strategy 2023-2028	Webpage cannot be found	Amend link	https://www.scas.nhs.uk/wp-content/uploads/2024/09/Clinical-Strategy-2024-28-WEB.pdf	None

97, footnote 102	South Central Ambulance Service Annual report	Updated report 2024/25 is available	None	https://www.scas.nhs.uk/wp-content/uploads/2025/10/SCASAnnualReport2024-25.pdf	The information from the updated annual report will be incorporated in the next version of the IDP
102, footnote 105	The Lovedean Grid Supply Point: SDP	Webpage cannot be found	Amend link	https://www.ssen.co.uk/globalassets/about-us/dso/current-consultations/for-publication/lovedean---strategic-development-plan---july-2025.pdf	None
103, footnote 106	The Lovedean Grid Supply Point: SDP	Webpage cannot be found	Locate webpage	https://www.ssen.co.uk/globalassets/about-us/dso/current-consultations/for-publication/lovedean---strategic-development-plan---july-2025.pdf	None
114, footnote 124	Southern Water Business Plan 2025–30	The link is taking to the 'All Plan' section, not particularly business plan	Replace link	https://www.southernwater.co.uk/about-us/our-plans/business-plan-2025-30/	None
121, footnote 131	New Connection Charging Arrangements - Statement of Significant Changes 2026-27	Webpage not found	Amend link	https://www.southernwater.co.uk/media/g5vij11w/statement-of-significant-changes-2026-27.pdf	None
128, footnote 143	Parks and Open Spaces Strategy 2022 -2038	Wrong link	Replace link	https://democracy.portsmouth.gov.uk/documents/s50455/Parks+and+Open+Spaces+Strategy+-+Appendix+5+-+Strategy.pdf	None

Question Eighteen

Does the Development Viability Assessment [HO15] suitably reflect the growth anticipated by the Plan? In particular:

a) do the assumptions reflect the costs of the infrastructure identified for each of the sites allocated and identified in the Plan, which are to be specified in the Council's response to Question 16?

18.1 The Development Viability Assessment (DVA) (HO15) is based on the typology approach, in line with guidance from the Planning Practice Guidance (PPG) paragraph 10-003-20180724, and as such does not reflect the costs of infrastructure identified for each of the sites allocated and identified in the Plan. The Council's answer to Question 16 provides an indication of the costs of each of the infrastructure items for each site (where available), and how these will be funded.

b) have the viability implications of coastal defences and transport infrastructure been considered where relevant?

18.2 As noted above in response to 18) a) site specific items have not been taken into account in the DVA. However, the Infrastructure Delivery Plan (IDP) (IN16) *has* taken these into account, and these are included in the Council's answer to Question 16.

c) does the assessment remain an appropriate basis for considering viability given that it was prepared prior to publication of the Addendum and the IDP?

18.3 Yes, the DVA remains an appropriate basis for considering viability despite being prepared prior to publication of the Addendum and the IDP. The DVA was prepared in line with the requirements of the NPPF and Chapter 10 - Viability of the PPG, follows the Harman Guidance and conforms with the RICS Guidance. The methodology for the DVA is detailed in section 3 of the DVA. The DVA, which was published in 2024, was based on a series of estimates and assumptions that are subject to change, but the changes are not related to the publication or otherwise of the Addendum and the IDP; they relate to house prices and build costs. The changes that have taken place since 2024 are set out below.

Changes since 2024

18.4 House prices and build costs have been subject to change since the 2024 DVA was prepared. The implications of this are, in simple terms, if newbuild house prices have increased more than build costs then viability will have improved; conversely if build costs have increased more than new build house prices then viability will have worsened.

18.5 The residential value assumptions in the 2024 DVA were researched and gathered in February 2024. Since then, house prices have changed. There are a range of data sources that can be referenced; however, the Land Registry is the most complete. Table 18.1 shows the change in average house since February 2024.

Table 18.1 Change in Average Newbuild House Prices in Portsmouth

	Newbuild	Existing
February 2024	£398,837	£240,475
January 2026	£417,072	£245,439
Change	£18,235 4.57%	£4,964 2.06%

Source: Land Registry (June 2026)

- 18.6 As shown in Table 18.1, the Land Registry's latest data suggests that the average newbuild sale price in Portsmouth has increased by about 4.6% since 2024.
- 18.7 The build costs in the DVA were derived from the BCIS data (as per paragraph 10-013-20240214 of the PPG). The cost figure for Portsmouth for 'Estate Housing – Generally' was £1,510 per sqm at that time (February 2024 – see Appendix 11 of the DVA). The equivalent figure now (June 2026) has increased to £1,579 per sqm. This data suggests that the cost of construction has also increased by about 4.6% since the 2024 DVA was undertaken.
- 18.8 As set out above, if newbuild house prices have increased more than build costs then viability will have improved, and conversely if build costs have increased more than new build house prices then viability will have worsened. Both build costs and values have increased by 4.6% since the 2024 DVA was undertaken, which means that the 2024 DVA can continue to be relied on and provides a reliable picture of viability in Portsmouth.

Question Nineteen

Please specify which of the development typologies detailed in HO15 most closely reflects each of the sites allocated and identified in the Plan. In doing so, having regard to the anticipated infrastructure requirements for the sites identified in the response to Question 16, specify which residual values in the appraisal results in appendices 13 to 16 of HO15 would be most representative for the sites.

Council's answer:

19.1 Table 19.1 below lists the sites allocated and identified in the Plan and indicates which development typologies most closely align with each site. Key information about the sites (dwelling numbers and density) is also given which helps explain why the sites fall within a particular typology. The DVA did not cover sites at Tipner West, Tipner East or City Centre North.

Table 19.1 Typologies for sites allocated and identified in the Plan

Site name	Dwelling No.s	Site Area (hectares)	Density (dwellings per gross hectare)	Ward	Property Value Area	Typology	Existing Use Value/£	Benchmark Land Value/£	Residual Value/£	Comments	Relevant SCG	Public Sector owner
PLP3: Tipner West	1,000	29.39	34	-	-	-	-	-	-	Not covered by DVA	SCG49	PCC
PLP4: Tipner East	1,056	12.13	87	-	-	-	-	-	-	Not covered by DVA	SCG37 re Bellway/Homes England parcel; SCG42 re PCC land, remaining parcel under construction	PCC - transport hub element only
PLP6: Portsmouth City Centre (see below CD16 to CD50)												
CD16 - Matalan Outlet & Car Park	300 <i>Note this site is no longer available for housing</i>	0.92	652 (assuming half the site is for residential)	Charles Dickens	Low	High Rise 150	2,000,000	2,400,000	-9,481,569	Unviable	-	No
CD17: City Centre North	1600-2300	13.14	175	-	-	-	-	-	-	Not covered by DVA	SCG51	Mostly owned by PCC
CD18: Debenhams, Commercial Road	569	0.79	720	Charles Dickens	Low	High Rise 600 (1ha)	2,000,000	2,400,000	-17,868,536	Unviable	-	No
CD25: Portsmouth Mail Centre	102	0.49	208	Charles Dickens	Low	Flats 100	2,000,000	2,400,000	-326,598	Unviable	SCG29	No
CD26: Land adjacent Catherine House	147	0.21	700	Charles Dickens	Low	High Rise 150	2,000,000	2,400,000	-9,481,569	Unviable	-	No

CD28: 2-10 Edinburgh Road	20	0.03	627	Charles Dickens	Low	Flats 30	2,000,000	2,400,000	-2,178,824	Unviable	-	No
CD30: 41-47 Arundel Street	40	0.07	571	Charles Dickens	Low	High Rise Flats 60	2,000,000	2,400,000	-4,954,352	Unviable	-	No
CD31: 194-198 Commercial Road	80	0.13	615	Charles Dickens	Low	High Rise Flats 60	2,000,000	2,400,000	-4,954,352	Unviable	SCG50	No
CD32: 200-204 Commercial Road	40	0.06	667	Charles Dickens	Low	Flats 30	2,000,000	2,400,000	-2,178,824	Unviable	SCG30	No
CD34: Tesco/NCP, Craswell Street	160	0.89	180	Charles Dickens	Low	Flats 100	2,000,000	2,400,000	-326,598	Unviable	-	No
CD36: 12-28 Arundel Street	249*	0.14	1,779	Charles Dickens	Low	High Rise 150	2,000,000	2,400,000	-9,481,569	Unviable	-	No
CD37: Arundel St - Shopmobility	76	0.04	1,900	Charles Dickens	Low	High Rise Flats 60	2,000,000	2,400,000	-4,954.352	Unviable	SCG47	PCC
CD50: Greggs - Nationwide, Commercial Road	70	0.11	583	Charles Dickens	Low	High Rise Flats 60	2,000,000	2,400,000	-4,954,352	Unviable	-	No
PLP7: Fratton Park & the Pompey Centre	710	12.6	56	Milton	Medium	Low Density 120	1,250,000	1,500,000	1,767,227	Viable	SCG44 re Fratton Park parcel	No
PLP8: St James' and Langstone Campus	417 (405 excluding 12 completions)	33.03	13	Milton	Medium	Low Density 120	1,250,000	1,500,000	1,767,227	Viable	SCG31 re Homes England parcel; SCG32 re PJ Livesey parcel; SCG39 re University of Portsmouth parcel	Part owned by Homes England
PLP11: Port Solent	900	10.50	86	Paulsgrove	High	Flats 250	2,000,000	2,400,000	384.831	Unviable	SCG52	PCC, but on long term lease
PLP12: St John's College	149	1.97	75	St Jude	Medium	Mid Density 100	1,250,000	1,500,000	1,999,944	Viable	SCG36	No
PLP13: Fraser Range	134	6.34	21	Eastney & Craneswater	Low	Low Density 120	1,250,000	1,500,000	846,159	Unviable	SCG43	No
PLP14: The News Centre, Hilsea	100	2.55	39	Hilsea	Low	Low Density 120	1,250,000	1,500,000	846,159	Unviable	SCG46	No

PLP15: Somers Orchard	566	3.37	168	St Thomas	Low	Flats 250	2,000,000	2,400,000	-320,801	Unviable	SCG48	PCC
COP01: Brynwell Builder's Yard	25	0.10	193	Copnor	Low	Flats 30	2,000,000	2,400,000	-2,178,824	Unviable	-	No
COS01: Cosham Health Centre	70	0.33	215	Cosham	Medium	Mid Density 50	1,250,000	1,500,000	295,914	Unviable	-	NHS
CS06: 227-231 Goldsmith Avenue	25	0.09	278	Central Southsea	Medium	Flats 30	2,000,000	2,400,000	270,649	Unviable	-	No
EC14: Eastney Swimming Pool	6	0.88	7	Eastney & Craneswater	Low	Low Density 6	1,250,000	1,500,000	514,521	Unviable	-	PCC
FR06: St Wildfrids Church	8	0.09	92	Fratton	Low	Flats 6	2,000,000	2,400,000	-1,638,725	Unviable	-	No
MI07: 185-192 Highland Road	8	0.04	200	Milton	Medium	Flats 6	2,000,000	2,400,000	1,298,452	Unviable	-	No
ST03: Open space at Stone Street	18	0.28	64	St Thomas	Medium	Mid Density 12	1,250,000	1,500,000	484,125	Unviable	-	PCC
BA01: Coniston Avenue	11	0.28	39	Baffins	Low	Low Density 12	1,250,000	1,500,000	-76,601	Unviable	-	No
BA02: West of Milton Road	8	0.19	42	Baffins	Low	Low Density 6	1,250,000	1,500,000	514,521	Unviable	-	No
CD01: Wardroom	200	2.71	74	Charles Dickens	Low	Mid Density 200	1,250,000	1,500,000	158,984	Unviable	-	MOD
CD04: The Invincible	40**	0.03	1333	Charles Dickens	Low	High Rise Flats 60	2,000,000	2,400,000	-4,954,352	Unviable	-	No
CD07: Bridge Centre	115	0.38	304	Charles Dickens	Low	High Rise 150	2,000,000	2,400,000	-9,481,569	Unviable	-	PCC
CD10: Maxstoke Close Car Park	5	0.12	42	Charles Dickens	Low	Low Density 6	1,250,000	1,500,000	514,521	Unviable	-	PCC
CD15: Hertford Place	17	0.16	106	Charles Dickens	Low	Flats 12	2,000,000	2,400,000	-2,313,746	Unviable	-	PCC
CD35: Groundlings Theatre	20	0.12	167	Charles Dickens	Low	Flats 30	2,000,000	2,400,000	-2,178,824	Unviable	-	No
CD65: 117-127 Fratton Road	30	0.18	167	Charles Dickens	Low	Flats 30	2,000,000	2,400,000	-2,178,824	Unviable	-	No

CD75: Venture Tower	41*	0.09	456	Charles Dickens	Low	High Rise Flats 60	2,000,000	2,400,000	-4,954,352	Unviable	-	No
COS03: Westmoors	10	0.07	143	Cosham	Medium	Flats 12	2,000,000	2,400,000	391,763	Unviable	-	No
COS04: Former Cosham Police Station	60	0.28	214	Cosham	Medium	Mid Density 50	1,250,000	1,500,000	295,914	Unviable	-	Police
COS05: Clockhouse Centre	18*	0.08	225	Cosham	Medium	Flats 12	2,000,000	2,400,000	391,763	Unviable	-	No
DF02: Karen Avenue	6	0.45	13	Drayton & Farlington	Medium	Greenfield 6	50,000	1,250,000	2,890,901	Viable	-	No
ECO2B: Land at Halliday Crescent	5	0.03	167	Eastney & Craneswater	Medium	Flats 6	2,000,000	2,400,000	1,298,452	Unviable	-	No
EC11: Southsea Marina	12	4.49	3	Eastney & Craneswater	Low	Low Density 12	1,250,000	1,500,000	-76,601	Unviable	-	No
HI01: Hilsea Lodge	34	0.48	71	Hilsea	Low	Mid Density 30	1,250,000	1,500,000	-1,823,712	Unviable	-	PCC
HI02: Land of former supermarket	20	0.18	111	Hilsea	Low	Flats 12	2,000,000	2,400,000	-2,313,746	Unviable	-	No
HI04: Land at Pompey Health and Fitness	10	6.89	33 (based on developable area of land of 0.3ha)	Hilsea	Low	Low Density 12	1,250,000	1,500,000	-76,601	Unviable	-	No
HI13: TA Centre, Peronne Road	28	1.34	21	Hilsea	Low	Low Density 30	1,250,000	1,500,000	-250,157	Unviable	-	MOD
MI05: Goldsmith Avenue	20	0.33	61	Milton	Medium	Mid Density 200	1,250,000	1,500,000	1,711,484	Viable	-	No
NE01: Connect Centre	191	0.53	360	Nelson	Low	High Rise 150	2,000,000	2,400,000	-9,481,569	Unviable	-	No
NE03: Former Police Station	60	0.41	146	Nelson	Low	Flats 60	2,000,000	2,400,000	-353,407	Unviable	-	Police
NE05: 205 London Road	5 (8 gross)	0.02	400 (based on gross)	Nelson	Low	Flats 6	2,000,000	2,400,000	-1,638,725	Unviable	-	No
NE06: Blue Anchor PH	6	0.03	200	Nelson	Low	Flats 6	2,000,000	2,400,000	-1,638,725	Unviable	-	No
NE09: 98 London Road	30	0.18	167	Nelson	Low	Flats 30	2,000,000	2,400,000	-2,178,824	Unviable	-	No
NE22: Land at Heathfield Road	18	0.08	225	Nelson	Low	Flats 12	2,000,000	2,400,000	-2,313,746	Unviable	-	No

PA03: 140 Southampton Road	20	0.16	125	Paulsgrove	Low	Flats 12	2,000,000	2,400,000	-2,313,746	Unviable	-	No
PA16: Amenity land off Newbolt Rd & Bodmin Rd	8	0.17	47	Paulsgrove	Low	Low Density 6	1,250,000	1,500,000	514,521	Unviable	-	PCC
SJ04: 61-63 Marmion Road	5	0.06	83	St Jude	Medium	Mid Density 6	1,250,000	1,500,000	2,048,256	Viable	-	No
SJ12: 82-88 Clarendon Road	20	0.04	500	St Jude	Medium	Flats 12	2,000,000	2,400,000	391,763	Unviable	-	No
SJ16: Wimbledon Park Sports Centre	30	0.23	130	St Jude	Medium	Flats 30	2,000,000	2,400,000	270,649	Unviable	-	PCC
SJ17: Queen's Hotel and Casino	104	0.95	109	St Jude	Medium	Flats 100	2,000,000	2,400,000	1,986,242	Unviable	-	No
ST01: City Records Office	45	0.35	129	St Thomas	Medium	Flats 60	2,000,000	2,400,000	1,978,489	Unviable	-	PCC
ST02: 32-60 Middle Street	163	0.24	869	St Thomas	Low	High Rise 150	2,000,000	2,400,000	-9,481,569	Unviable	-	Mostly owned by PCC
ST04: Wightlink Car Park	60	0.35	171	St Thomas	High	Flats 60	2,000,000	2,400,000	386,101	Unviable	-	No
ST07: Derelict Land	14*	0.04	350	St Thomas	Low	Flats 12	2,000,000	2,400,000	-2,313,746	Unviable	-	No
ST12: Cathedral House	8	0.07	114	St Thomas	High	Flats 6	2,000,000	2,400,000	-723,444	Unviable	-	No
ST13: 62 Middle Street	8*	0.03	266	St Thomas	Low	Flats 6	2,000,000	2,400,000	-1,638,725	Unviable	-	No
ST17: Clarence Pier	200	1.58	127	St Thomas	High	Flats 25-	2,000,000	2,400,000	384,831	Unviable	-	No

* This is the C3 equivalent number of dwellings. A ratio of 2.4 has been applied to the dwelling number 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 due to this being HMO development.

- 19.2 It is apparent from the above that very few sites are shown as viable. However, this does not mean that the sites will not come forward for development. Firstly, developments are still coming forward in the City despite the challenging viability. Secondly, many of the sites do not perfectly fit into the typologies, as is the nature of a typology-based approach. Thirdly, funding sources, which are rightly not considered by the DVA, are available to potential developers which can help make sites more viable; this is particularly the case for public sector owned sites. Developments such as build-to-rent can also help overcome viability issues. This is likely the case with site CD18: Debenhams, Commercial Road for example (part of the PLP6: Portsmouth City Centre allocation). In the table above, the residual value for CD18 is showing an extremely large deficit of nearly £18m. However, the site has secured resolution to grant planning permission as recently as March 2026, based on a scheme including 358 co-living residential units. The fact that the developer is still progressing this application and the S106 shows that they are prepared to bring the development forward. Finally, many of the sites above have signed statements of common ground with the landowners/site promoters which indicate that their sites are viable and likely to come forward in the timescales envisaged.

Question Twenty

The Tipner West Regeneration Delivery Approach paper [SS35] indicates that, for the development anticipated by policy PLP3 to be delivered, a £107 million funding gap needs to be addressed. Paragraph 3.31 of that paper suggests that the policy ambitions for the allocation may need to be refined as a consequence. Accordingly:

- a) what are the potential funding sources for addressing the deficit; and
- b) is the allocation likely to be deliverable if external funding is not secured and, if so, what are the anticipated effects of this on affordable housing and other needs that would typically be expected to be met by development?

Council's answer:

- 20.1 Before responding to questions (a) and (b) the Council wishes to clarify that paragraph 3.31 of the Tipner West Delivery Approach paper [SS25] should not be read as suggesting that changes to the policy might be necessary; it is alluding to the likely need for the developer and the Council as Local Planning Authority (LPA) to consider detailed planning issues at the planning application stage, for example, the quantum (if any) of affordable housing, sustainable construction standards, Biodiversity Net Gain, s106 contributions and Community Infrastructure Levy. These will need to be considered at the project-level and any departure from policy will need to be supported by appropriate justification and evidence at that time. Consideration of scheme viability is of course a material planning consideration which the Council as LPA will take into account in the planning balance.
- 20.2 In terms of question (a), the principal sources will be public sector grant. As noted in the Delivery Approach paper (SS35), PCC have an on-going strategic level dialogue with Homes England and the Department of Trade and Industry (DTI) to identify possible grant or potentially alternative options for development that would attract private sector investment. There may also be funding available from the new devolved Mayoral Authority for Hampshire and the Solent Combined County Authority. The Environment Agency will also be approached with regard to sea defences.
- 20.3 There is approximately £16m of City Deal Grant remaining to support delivery of development at Tipner West and it is anticipated that this will be utilised for the new site sea defences which are in the process of detailed design.
- 20.4 With regard to question (b) it is considered unlikely that the site would be delivered without further external funding due to the costs of necessary site preparation and sea defences and the reduced capacity for residential cross-subsidy due to the reduced developable areas available under the new PLP3 policy allocation. Given the viability considerations the Council anticipates that there will be significant pressure on the LPA to accept reduced/zero affordable housing and to offer as much flexibility as possible on other planning requirements. However, such negotiations would not be expected to materially overcome the large financial deficit currently identified and it is not anticipated that developers would enter into pre-application

discussions without the prior securing by the Council of further central/devolved Government funding support.

Question Twenty-one

What are the Council's intentions for the Plan should the Secretary of State provide an IROPI opinion in relation to policy PLP3 of the Publication Plan during the examination?

Council's answer:

- 21.1 The Habitat Regulations Assessment (HRA) (KD16) for the 2024 Publication Plan concluded that Policy PLP3 was likely to have adverse effects on the integrity of Portsmouth Harbour SPA / Ramsar Site and the Solent and Dorset Coast SPA and that these adverse effects could not be mitigated, triggering a derogation under the Habitats Regulations (2017, as amended). A derogation required the Council to demonstrate, as competent authority, that there were no (less damaging) alternative solutions to the policy, that there were imperative reasons of overriding public interest ("**IROPI**") and that adequate compensatory measures were capable of being secured, to justify the adoption of the Plan with Policy PLP3 intact.
- 21.2 In October 2024, the Council requested the Secretary of State's opinion on whether the reasons relied on by the Council constituted IROPI, as provided for under Regulation 107(3) of the Habitats Regulations.
- 21.3 In February 2025, the Secretary of State responded to the Council's request, opining that the reasons relied on by the Council did not constitute IROPI ("**the first negative opinion**"). The Secretary of State subsequently admitted that the first negative opinion was unlawful and withdrew it.
- 21.4 In July 2025, the Secretary of State (again) responded to the Council's request and provided a second negative opinion ("**the second negative opinion**"). The Secretary of State subsequently admitted that the second negative opinion was also unlawful and withdrew it.
- 21.5 The Council is still awaiting a lawful opinion on its 1 October 2024 request.
- 21.6 On account of the 12 June 2026 deadline for submission of local plans under the previous system of plan-making, and the real risk that the Secretary of State would either provide a lawful negative opinion or not provide any lawful opinion within a reasonable period of time (a risk that has subsequently come to pass), the Council took the pragmatic decision to remove from the Local Plan those specific elements of Policy PLP3 that had given rise to adverse effects upon the integrity of the designated SPA/Ramsar sites. As confirmed in the Submission version of the HRA (KD18), that was the purpose and effect of the Addendum.
- 21.7 The upshot is that while the anticipated IROPI opinion is relevant to future development opportunities at Tipner West and Horsea Island East, it is not relevant to the Local Plan that has been submitted for examination.
- 21.8 In the event that the Secretary of State provides a lawful negative opinion, that will have no impact on the submitted Local Plan and will not require consideration of any alternative approaches to development at Tipner West and Horsea Island East.

- 21.9 In the event that the Secretary of State provides a lawful positive opinion (i.e. confirms that the reasons relied upon by the Council in its Regulation 107(3) submission in October 2024 do constitute IROPI), that will still have no impact on the submitted Local Plan. However, the implications of that conclusion would need to be considered by the Council in the preparation of the 'Future Portsmouth Plan', the New Systems Plan being commenced in 2026.
- 21.10 In that regard, the Inspectors should note that on 23 June 2026 the Council's Cabinet decided unanimously to recommend that Full Council should decide whether or not to commence the plan-making process under the new system of plan making. Full Council is expected to confirm that decision on 14 July 2026 (PCC05). The matter of the outstanding IROPI Opinion is addressed in paragraph 3.3 of the Cabinet and Council report.

Question Twenty-two

Paragraph 0.16 of the Plan indicates that extending the plan period would necessitate fundamental changes to the evidence base. Please explain what would need updating specifically to achieve a 15 year period on adoption of the Plan and include estimated timescales for completing that work.

Council's Answer:

- 22.1 The main changes to the evidence base that would be necessitated by an extension to the plan period are set out below along with some suggestions from consultants about pragmatic solutions to the issue.
- 22.2 The Strategic Transport Assessment Addendum (STA) (IN05) is the main evidence base study on transport supporting the Local Plan. It has a model forecast year of 2041. There is also a new model forecast year of 2046, but there are no interim forecast years that could be used for additional background work. Extending the plan period for two years so that it covers fifteen years would therefore be problematic in terms of transport modelling. The Council have sought the advice of their transport consultants Systra. They have advised that a pragmatic alternative to a full re-run of the Strategic Regional Transport Model (SRTM) would be a manual exercise to understand the magnitude of change associated with the extension of time period. Then any additional uplifts could be applied to the local assessments of key hotspot junctions such as Portsbridge roundabout. In terms of timings, the programme would be approximately a month to do the manual background growth checks and then apply this to the LinSig model assessments at key junctions such as Portsbridge roundabout.
- 22.3 The Housing and Economic Development Needs Assessment (HEDNA) (HO01) is the main evidence base study on housing and employment need supporting the Local Plan. Icenio who prepared the HEDNA have advised the Council that the HEDNA Update 2025 would need to be updated to provide additional years of 'need' and the resulting balance. This would involve a focussed exercise leading to the production of an Addendum to the main report that provides tables and focused narrative on outcomes. Specifically, this would focus on overall housing need, affordable housing need, housing for older/disabled persons, employment need and employment demand/supply balance. There may be a need to acquire new data in order for the most up to date inputs being used. Some of these elements would be updated in a linear fashion but some components are non-linear, meaning more detailed modelling needs to be rerun. This exercise should be achievable in about two weeks from instruction. The output would be an addendum with a series of tables and focused narrative as required. Employment and housing need will inevitably rise slightly.
- 22.4 The Strategic Flood Risk Assessment (SFRA) levels 1 and 2 (CE02a-d, CE03a-ab) and CE04a-b) are the main evidence base studies on flooding supporting the Local Plan. Paragraph 1.6.1 of the SFRA 1 sets out the changes that would trigger a review of the SFRA. The Council have asked their consultants Aecom to advise on the updating of both SFRA 1 and 2 so that the plan period could be extended and are

awaiting a reply. It should be noted that the SFRA levels 1 and 2 are based on flood maps which pre-date the March 2025 updates. Whilst the Environment Agency (EA) has signed a statement of common ground (SCG 25) based on the current plan period, agreeing that an update is not required, the Council does not know if the EA would maintain this position were the plan period to be extended.

- 22.5 The constrained island geography of the City severely limits development options as explained in the Constraints Topic Paper (TP12). The Portsmouth Local Plan allocates or identifies all deliverable and developable sites from the Housing and Economic Land Availability Assessment (HELAA) (HO04) and there are no alternative sites that could be allocated. Extending the plan period would not therefore result in the allocation of additional sites for development. All that it would do is project forward windfall development and unmet need.
- 22.6 The plan period dovetails with the Portsmouth Vision 2040. Around 2,500 people were brought together to create the Vision, and it is not a corporate priority to renew it as the Council undergoes Local Government Reorganisation with vesting day in 2028.
- 22.7 It can be seen that extending the plan period and updating the evidence base would come at significant expense to the Council and would not deliver meaningful outcomes for the City. If it is considered absolutely necessary by the inspectors to make the Local Plan sound, then the two suggestions in regards to pragmatic updates of the STA and HEDNA are recommended as the way forward. There would then be subsequent work on updating the housing and employment figures in the Local Plan.
- 22.8 It should be noted that the Council commences work on a new style local plan called the 'Future Portsmouth Plan' in July 2026. Cabinet met on 23 June 2026 and decided unanimously to recommend to Full Council, who are meeting on 14 July 2026, to commence plan making under the new system of plan making (PCC05).

Question Twenty-three

The latest Authority Monitoring Report [PCC01] covers the period April 2024 to March 2025. Do you expect an updated report to be available over the course of the examination? If so, when? Please also clarify what the reference to 'pragmatic updates to December 2025' in [PCC01] means in practice.

Council's answer:

- 23.1 PCC does not currently expect that it will publish an updated AMR over the course of the examination. The Council is still awaiting the monitoring data, notably the housing and employment permissions and completions data from Hampshire County Council for the next monitoring period (2025/26); it is anticipated that this will arrive for the Council to check over the summer. Due to the need to direct resources to both this Local Plan examination and the preparation of a new style local plan in tandem, it is unlikely that the Council will have the resources available to publish an updated AMR before the end of the calendar year. PCC is however, aiming to publish the housing and employment supply statistics only (not all the other data which normally is included in the AMR) as part of the examination so that the implications of the new figures can be seen. The data available will be the latest housing and employment completions and planning permissions (granted and expired). Having not yet received the data, PCC is not in a position to commit to an exact date for publishing this.
- 23.2 When the Council refers to a 'pragmatic update' it is referring to information included in the AMR which goes beyond the end of the relevant monitoring period for that AMR. In the case of the most recent AMR (PCC01) the end of the relevant monitoring period was 31 March 2025. There are numerous pragmatic updates to December 2025 included in the latest AMR (all of which are clear in the document as they are dated after the end of the monitoring period). They have allowed the Council to add references to certain events which have taken place after the end of the monitoring period. Given the date the AMR was published, a year after the end of the monitoring period, it was felt this was necessary for certain sections of the report. Rather than list all of the pragmatic updates, some examples are provided below:
- In section 2.3 regarding the Parking SPD, reference is made to the publication of the consultation draft of the new NPPF in December 2025 (after the end of the monitoring period) as this has led to the Council abandoning work on that SPD in favour of including parking standards in a new style local plan;
 - A similar approach is taken in section 2.4 regarding the Hampshire Minerals and Waste Local Plan;
 - The Duty to Cooperate section (section 3) sets out meetings which took place during the monitoring period, as well as those which took place after this;
 - In section 4, monitoring the effectiveness of the Portsmouth Plan Core Strategy (2012), where this reports on the latest position of the adopted allocations, the latest position on the planning history is provided, including permissions granted after the end of the monitoring period.

- 23.3 Where pragmatic updates have been applied it should be clear to the reader, as the dates for the information are provided where this has been the case.
- 23.4 The Council would like to make it clear that pragmatic updates were not applied to the net housing completions 2024-2025 set out in Table 2 on page 23 of the AMR, nor to any data contained within Table 3: Five Year Housing Supply in Portsmouth 2025/26 - 2029/30 on page 25. Pragmatic updates were also not applied to the data regarding additional employment floorspace set out in Table 4 on page 28, nor to Table 5 on page 30.