



NOTICE OF MEETING

CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

WEDNESDAY, 21 JUNE 2017 AT 12.30 PM

CONFERENCE ROOM A - CIVIC OFFICES

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If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

CABINET MEMBER FOR PLANNING, REGENERATION & ECONOMIC DEVELOPMENT

Decision maker -

Councillor Donna Jones (Conservative) Leader of the Council with responsibilities for PRED

Group Spokespersons

Councillor Yahiya Chowdhury, Labour

Councillor Ben Dowling, Liberal Democrat

Councillor Colin Galloway, UK Independence Party

(NB This Agenda should be retained for future reference with the minutes of this meeting.)

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AGENDA

- 1 Declarations of Members' Interests**

- 2 Apologies for Absence**

- 3 Local Development Scheme (LDS) (Pages 3 - 24)**

The purpose of this report is to seek approval of the Portsmouth Local Development Scheme (LDS) for publication on the council's website. The LDS sets out a timetable and project management plan for the preparation of planning policy documents to be prepared over the next three years.

RECOMMENDED that the Leader with responsibilities for PRED agrees

1. **To adopt the Local Development Scheme, 2017.**
2. **To delegate authority to the Assistant Director of Culture and City Development to modify and make editorial changes to the Local Development Scheme in consultation with the Portfolio Holder**

4 Authority Monitoring Report (AMR) (Pages 25 - 64)

The purpose of the report is to set out the results of the twelfth Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) for Portsmouth City Council.

RECOMMENDED that the Leader with responsibilities for PRED approves the AMR for publication on the Council's website.

5 Statement of Community Involvement - Consultation (Pages 65 - 94)

The purpose of the report is to provide feedback on the public consultation on the Statement of Community Involvement.

RECOMMENDED that the Leader with responsibilities for PRED notes the consultation findings and agrees the publication of the Statement of Community Involvement on the Council website.

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Agenda Item 3



Portsmouth
CITY COUNCIL

Title of meeting:	Cabinet Member for Planning, Regeneration and Economic Development
Date of meeting:	June 21st 2017
Subject:	Local Development Scheme (LDS)
Report by:	Claire Upton-Brown - Assistant Director of Culture and City Development
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1 The purpose of this report is to seek approval of the Portsmouth Local Development Scheme (LDS) for publication on the council's website. The LDS sets out a timetable and project management plan for the preparation of planning policy documents to be prepared over the next three years.

2. Recommendations

1. **To adopt the Local Development Scheme, 2017.**
2. **To delegate authority to the Assistant Director of Culture and City Development to modify and make editorial changes to the Local Development Scheme in consultation with the Portfolio Holder.**

3. Background

- 3.1 The Planning and Compulsory Purchase Act 2004 introduced a requirement for councils to produce a Local Development Scheme and make it publicly available. An LDS sets out the timetable for the production of new or revised Development Plan Documents (such as a Local Plan) by the local council.
- 3.1 This 2017 LDS, which supersedes previous versions, sets out a planning work programme for the Council over a three-year period to 2019. The LDS will be regularly reviewed to keep it up to date.
- 3.2 The last LDS prepared was in 2012. Many of the documents covered in this document have now been completed and adopted by the Council. This includes the Portsmouth Plan, Community Infrastructure Levy and charging schedule, the joint Waste and Minerals Local Plan, Somerstown and North Southsea Area Action Plan and the Statement of Community Involvement.

- 3.3 The new LDS contains the timetable for producing the new planning policy documents that will eventually replace the Portsmouth Plan, Somerstown and North Southsea Area Action Plan, Southsea Area Action Plan, the saved policies in the City Local Plan 2006 and the Hampshire Minerals & Waste Local Plan.
- 3.4 Supplementary Planning Documents are not part of the Local Development Plan and so are not listed in the LDS project plan. However, the LDS lists all current SPDs to give the complete policy position.

4 Findings

- 4.1 The full LDS is attached at Appendix 1.
- 4.2 It is recommended that the Local Development Scheme be agreed and adopted so that it can be made publicly available on the council's website to provide a programme for the preparation of planning policy for Portsmouth City Council.

5. Reasons for recommendations

- 5.1 The city council is required to publish a Local Development Scheme.

6. Equality impact assessment

6.1 An equality impact assessment is not required as the recommendations do not have a disproportionate negative impact on any of the specific protected characteristics as described in the Equality Act 2010 for the following reasons:

- The Local Plan is a large document that contains a number of projects so an Equality Impact assessment would not be completed on the plan as a whole, due to the complexity of the document an EIA would difficult to complete to result in meaningful outcomes
- All projects/plans would be subject to their own EIA if there was a potential positive or negative impact on any of the protected characteristics

7. Legal Implications

- 7.1 The LDS is the LPA's rolling project plan (often covering a period of three years) for producing its LDDs. The LDS sets out a timetable for the delivery of the LDDs over the LDS period.
- 7.2 The LDS is the starting point for the local community and stakeholders to find out about the status of the LPA's planning policy documents. Every LPA must prepare and maintain an LDS (*section 15(1), PCPA 2004*).

7.3 LPAs are responsible for monitoring progress made in preparing their LDDs against the timetable set out in the LDS. Progress will be reported every year in the LPA's monitoring report.

7.4 Under the *PCPA 2004*, the LDS must identify:

Which of their LDDs are local plans and which are supplementary planning documents.

The subject matter and geographical area to which any local plan relates.
Which local plans (if any) are to be prepared jointly with another LPA.
Any matter or area in respect of which the LPA have agreed (or propose to agree) to the constitution of a joint committee under section 29 of the *PCPA 2004*.

The timetable for the preparation and revision of the local plans.

(Section 15(2), PCPA 2004.)

7.5 To bring the LDS into effect, LPAs must:

Resolve that the LDS is to have effect.

Specify in the resolution the date from which the LDS is to have effect.

(Section 15(7), PCPA 2004.)

7.6 LPAs should update their LDS to respond to changing circumstances and actual experience in preparing LDDs.

7.7 LPAs must revise their LDS:

At such time as they consider appropriate (section 15(8)(a), *PCPA 2004*).

When directed to do so by the Secretary of State (*Section 15(8), PCPA 2004.*)

8. Director of Finance's Comments

8.1 There are no financial implications arising from the approval of the recommendations within this report

.....
Signed by:

Assistant Director of Culture and City Development

Appendices: Appendix 1 - Local Development Scheme 2017

The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by:

Portsmouth Local Development Scheme

A timetable for the production of Portsmouth's Local Planning Policies

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Portsmouth Local Development Scheme
A timetable for the production of Portsmouth's Local Planning
Policies

Effective from July 2017

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1. Introduction

What is the Local Development Scheme?

- 1.1 Under the Planning & Compulsory Purchase Act 2004 the council have to produce a Local Development Scheme (LDS). This LDS has been produced to give local residents and other stakeholders information about:
- The plans that the city council will be preparing over the next three years
 - The subject matter of those plans and the geographical areas they cover
 - The timetable for the production and adoption of the plans
- 1.2 This LDS will be effective from June 2017.

The Local Plan Making System

- 1.3 The Localism Act 2011 seeks:
- the production of a Local Plan.
 - a duty to cooperate with neighbouring authorities
 - the introduction of neighbourhood planning
- 1.4 The city council cooperates extensively with neighbouring authorities across South Hampshire through the Partnership for Urban South Hampshire (PUSH). PUSH is a group of local authorities working together to address cross-boundary issues. The city council helps to meet its obligations under the duty to cooperate as part of PUSH and has worked with the other authorities in South Hampshire to produce a South Hampshire Spatial Strategy: Position Statement. This document is not part of the development plan but provides an agreed position between the South Hampshire authorities on, for example, the distribution of objectively assessed needs for housing and employment.
- 1.5 There are a number of adopted planning policy documents, including the Portsmouth Plan, a Community Infrastructure Levy Charging Schedule, the Southsea Town Centre Area Action Plan (AAP) and the Somerstown and North Southsea AAP. The Portsmouth Local Plan currently being prepared, will replace the Portsmouth Plan, the Southsea Town Centre, the Somerstown Area Action Plan, the North Southsea Area Action Plan and also the saved policies in the City Local Plan, 2006.

2. Portsmouth's planning policy framework

- 2.1 Legislation requires planning applications to be determined in accordance with the 'development plan' unless material considerations indicate otherwise. Its different elements are set out below.

The current development plan

Title:	Portsmouth Plan (Portsmouth's Core Strategy)
Adoption date:	January 2012
Website:	http://www.portsmouth.gov.uk/living/planning
Description:	<p>The other planning policy documents are in compliance with the Portsmouth Plan. The Portsmouth Plan sets out the overall vision and objectives for the city.</p> <p>The plan contains policies for the development of strategic sites in the city including Tipner, Port Solent, Horsea Island, the city centre, Lakeside Business Park, Somerstown and North Southsea and Fratton Park as well as the city's district centres and seafront. There are also core policies seeking sustainable, high quality development together with a suite of development management policies. Each policy section sets out the mechanisms through which the proposals will be implemented as well as a monitoring framework.</p>

Title:	Portsmouth City Local Plan saved policies
Adoption date:	July 2006
Website:	https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-portsmouth-plan-adopted-2012.aspx
Description:	<p>The Local Plan covers the whole city and contains strategic policies, policies for determining planning applications and specific allocations for individual sites. Most of the plan has been replaced by the Portsmouth Plan but some development management and site allocation policies still apply.</p>

Title:	Southsea Town Centre Area Action Plan
Adoption date:	July 2007
Website:	https://www.portsmouth.gov.uk/ext/documents-external/pln-area-

[action-plan-southsea-town-centre-jul07.pdf](#)

Description: This AAP covers Southsea town centre and redefines the centre in anticipation of development in the town centre. It contains policies on retail and town centre uses, traffic and access, design and heritage, the public realm and opportunity sites. It was adopted in 2007 as a ten year plan for the centre but is to be reviewed as part of a new Portsmouth Local Plan.

Title: Somerstown and North Southsea Area Action Plan

Adoption date: July 2012

Website: <https://www.portsmouth.gov.uk/ext/documents-external/pln-area-action-plan-somerstown-nsouthsea-jul12.pdf>

Description: This AAP covers the Somerstown and North Southsea part of the city and contains a vision and planning policies to support the regeneration of this area. It is to be reviewed as part of a new Portsmouth Local Plan.

Title: Minerals and Waste Plan

Adoption date: October 2013

Website: <http://www3.hants.gov.uk/planning/mineralsandwaste/core-strategy-review.htm>

Description: The Minerals and Waste Plan sets out a spatial vision for future minerals and waste planning in Hampshire This has been supplemented by two SPD's on Oil and Gas development and Minerals and Waste Safeguarding which provide additional guidance on the implementation of the of the HMWP relating to these issues.

Title: Community Infrastructure Levy Charging Schedule

Adoption date: January 2012

Website: <https://www.portsmouth.gov.uk/ext/documents-external/pln-cil-charging-schedule.pdf>

Description: The CIL Charging Schedule sets a locally based infrastructure tariff giving developers more certainty over what they will have to contribute to support infrastructure development. It spreads the

cost of providing infrastructure over a wide range of developments and provides a fund to put in the place essential infrastructure to support development. It replaces the Section 106 mechanisms in many cases, although the S106 regime continues for site specific infrastructure and affordable housing. A list of infrastructure which will be or may be provided through CIL is set out in the Regulation 123 list.

The CIL charging schedule sits alongside the planning policy documents but does not form part of the statutory development plan.

Title:	The Statement of Community Involvement
Adoption date:	April 2006
Website:	http://www.portsmouth.gov.uk/living/3852.html
Description:	The Statement of Community Involvement (SCI) sets out how residents and other stakeholders can be involved in putting together plans for the future of the city and in determining planning applications. This document is in the process of being reviewed.

Title:	The policies map
Adoption date:	January 2012 (latest revisions)
Website:	http://www.portsmouth.gov.uk/living/16299.html
Description:	The policies map sets out all of the adopted local planning policies geographically. It will be updated as part of the new Portsmouth Local Plan.

The future development plan

- 2.2 The Council has begun the process of reviewing the Portsmouth Plan. The city council will be producing the following Local Plan documents over the next three years:

Portsmouth Local Plan This plan will set out the overall strategy and strategic priorities for accommodating development in Portsmouth. It will include strategic sites for housing, employment and proposals for other key land uses. It will replace the policies set out in the Portsmouth Core Strategy and those set out in the Southsea Town Centre and North Southsea and Somerstown AAPs. The saved policies in the 2006 Portsmouth City Plan will also be replaced by this new Local Plan.

The Statement of Community Involvement in Planning (review)

The SCI was adopted in July 2017.

- 2.3 The Hampshire Minerals and Waste Plan 2013 continues to be part of the Local Plan for Portsmouth. When it is reviewed the new document will replace the current document. The Government has indicated that there will be changes to the Community Infrastructure Levy during 2017. It will examine the options for reforming the system of development contributions responding to an independent review recently undertaken and intend to make a response in the Autumn budget 2017. When the proposals for CIL are finalised the council will revise this LDS to include the documents which will be produced and their timescale.

Supplementary planning documents

- 2.4 Planning policy sets out the basic requirements for development proposals in an area. However, this is supplemented by Supplementary Planning Documents (SPDs) which provide greater detail on specific Local Plan policies, helping in their implementation. However, SPDs are only prepared when they are clearly justified and provide further guidance for development on specific sites or on particular issues. They are not part of the development plan but are a material consideration in the determination of planning applications.

- 2.5 Current SPDs are:

Housing Standards
Parking Standards and Transport Assessments
Student Halls of Residence

City Centre masterplan
Houses in Multiple Occupation
Achieving Employment and Skills Plans
Solent Special Protection Areas
Reducing Crime through Design
Developing Contaminated land
Tall Buildings
The Hard
Portsmouth City Centre Masterplan
Air Quality and Pollution
Food and Drink Uses on Albert Road
The Seafront masterplan
Eastney Beach

Sustainability appraisal

- 2.6 A sustainability appraisal assesses the likely social, economic and environmental effects of draft policies and proposals in planning policy documents. An initial framework for the sustainability appraisal of planning policy documents was developed in 2005, then reviewed in 2010 to rationalise the sustainability appraisal objectives and update the plans and programmes database and baseline information.
- 2.7 The sustainability appraisal framework is now being reviewed alongside the preparation of the new Portsmouth Plan.

3. The project plan

3.1 The following section sets out the timescale for each planning policy document that the council are intending to produce over the next three years. For each document, the following information is set out:

- the title of the document
- a brief description of its role
- a map of the area it will cover
- the plan's position relative to other policy documents
- projected dates for the milestones in the plan's preparation

3.2 The milestones in a Local Plan's preparation are as follows:

Preparation	This is often referred to as 'regulation 18' consultation under the 2012 regulations. This consists of one or more formal opportunities for stakeholders to comment on the content of the plan.
Publication	This is often referred to as 'regulation 19' or 'pre-submission' consultation. This is the publication of the plan in a form which the Council believe to be sound. There then follows at least a six week period for interested parties to comment on the plan. Such comments must specifically relate to the legal compliance and soundness of the plan.
Submission	This is when the plan is submitted by the council to the Secretary of State (regulation 22 of the 2012 regulations). The Examination of the Local Plan starts at this point.
Hearings	The most crucial time in the Examination is the hearings sessions (regulation 24 of the 2012 regulations), however plans can be examined purely through written representations. The hearings are roundtable discussions where the Inspector explores the issues the plan raises.
Inspectors report	The Inspector then issues a report on the Examination. This sets out whether the plan is legally compliant and sound. It also sets out any changes the council requests the Inspector to make to the plan in order for it to be found sound.
Adoption	The final stage in the process is the formal adoption of the plan by the council (regulation 26 of the 2012 regulations). From then on it forms part of the development plan.

Portsmouth Local Plan

The new Portsmouth Local Plan will set out the strategy for development in the city and identify strategic development sites to meet future development needs. It will allocate sites for housing, employment, retail and community uses where appropriate. It will also identify and designate areas to be protected from development. Once adopted it will replace the Portsmouth Plan, 2012 and the saved policies from the Portsmouth City Local Plan 2006.

Joint production? No

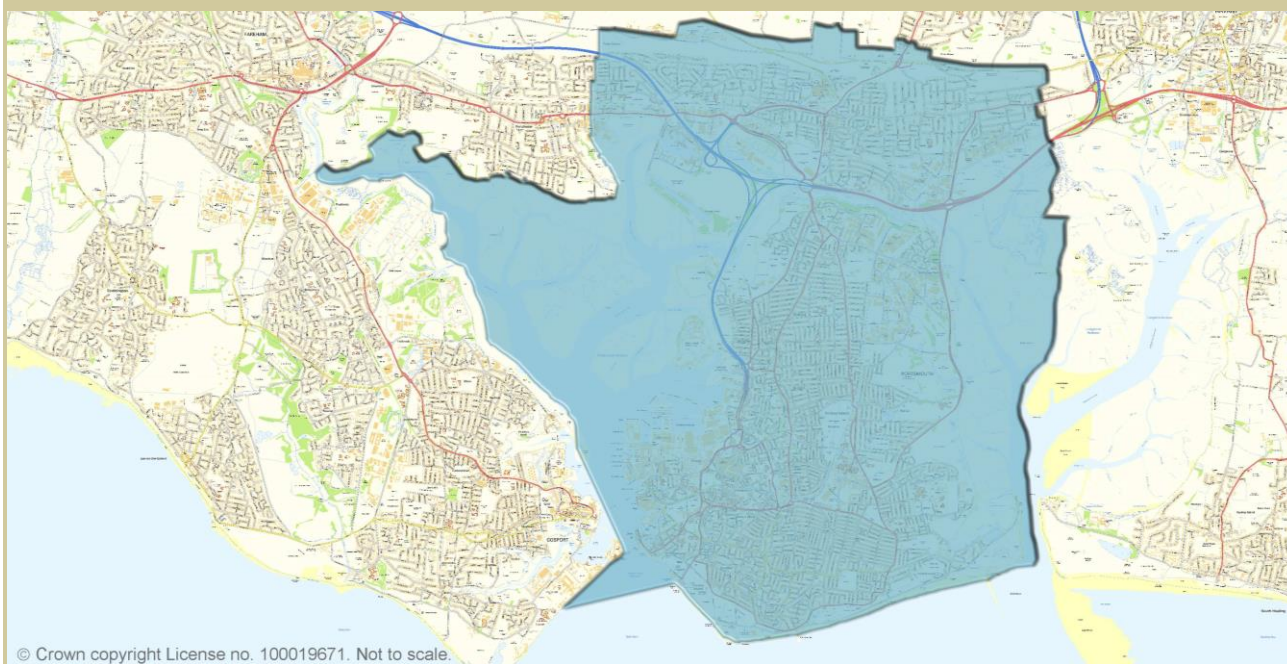
Chain of conformity

National policy	National Planning Policy Framework
Regional policy	The South Hampshire Spatial Strategy (non statutory)
Local policy	The Portsmouth Local Plan

Timetable for production

Preparation	Public consultation July 2017
Publication	Public consultation July 2018
Submission	October 2018
Hearings	December 2018
Inspectors report	January 2019
Adoption	June 2019

Geographical coverage



Community Infrastructure Levy Review of the Regulation 123 list

The Government is currently assessing the shape of the Community Infrastructure Levy going forward and the predicted timetable will be reflected in a future update of this Local Development Scheme.

Joint production? No

Chain of conformity

National policy National Planning Policy Framework

Regional policy -

Local policy The Portsmouth Local Plan

Timetable for production

Preparation -

Publication -

Submission -

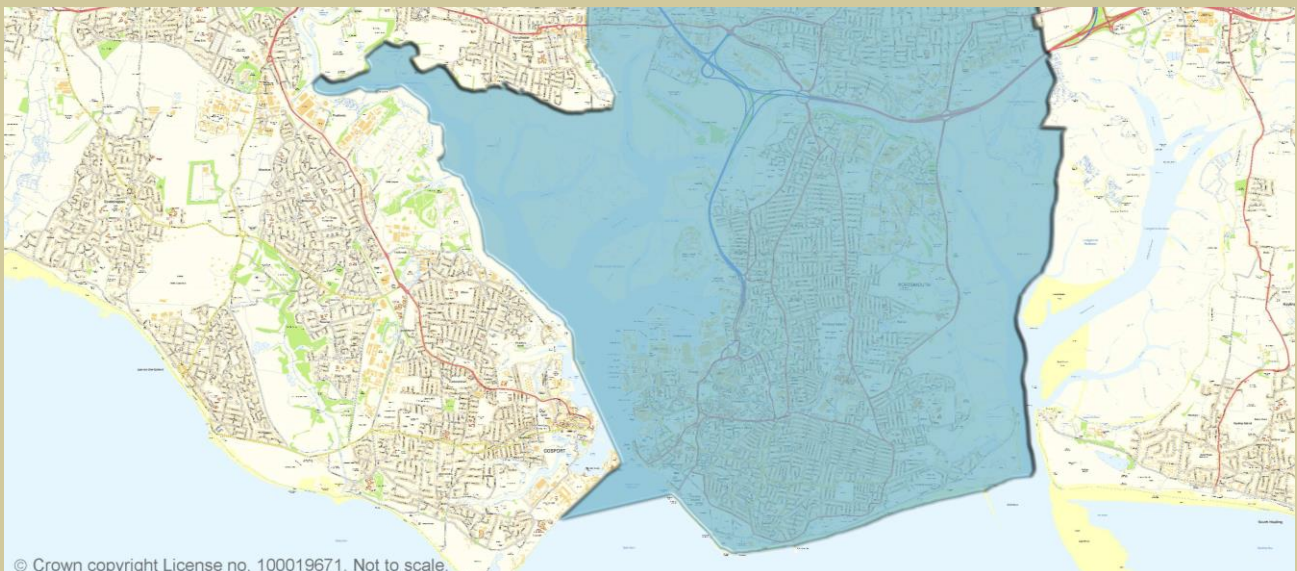
Hearings -

Inspectors report -

Adoption -

Geographical coverage

The whole city



The Statement of Community Involvement in Planning (review)

Planning for the future of Portsmouth is a challenging and often controversial task. We are committed to making it an easy and effective process for local people and other stakeholders to have their say in the issues which affect them. The Statement of Community Involvement in Planning (SCI) will set out how we will focus our resources to enable the community to take part in the process.

The SCI, has recently been reviewed following public consultation.

Joint production? No

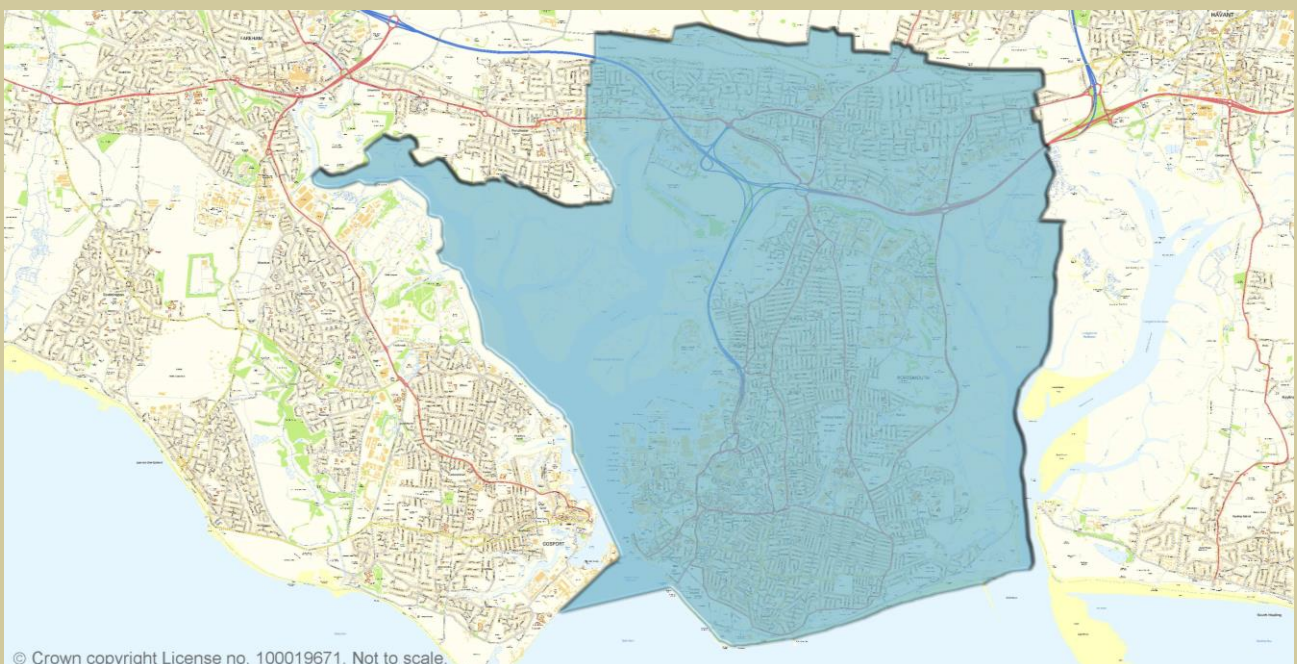
Chain of conformity

National policy	Planning and Compulsory Act 2004 states an SCI must be prepared
Regional policy	n/a
Local policy	n/a

Timetable for production

Public participation	January 2017
Publication	N/a
Submission	N/a
Hearings	N/a
Inspectors report	N/a
Adoption	July 2017

Geographical coverage



Summary of the project plan

Document	public participation	publication	submission to Secretary of State	hearings	inspectors report	adoption
Portsmouth Local Plan	July 2017	July 2018	September 2018	November 2018	January 2019	June 2019
Community Infrastructure Levy Review of Regulation 123 list	-	-	-	-	-	-
The Joint Minerals and Waste Plan	No timetable is available for a further review of the Waste and Minerals Plan. Please see the Hampshire Minerals & Waste Development Scheme at http://www3.hants.gov.uk/development-scheme-3.htm for further updates.					
Statement of Community Involvement in Planning (review)	January 2017	-	-	-	-	July 2017

4. Monitoring and review

- 4.1 The Authority's Monitoring Report (AMR) will assess progress against this LDS. Any changes to the proposed programme will be reflected in an update to the LDS.
- 4.2 The AMR will identify any changes needed to the planned development documents. If there is a need for an additional document which is not in the LDS or there are further substantial regulatory changes, this LDS will be refreshed to incorporate this.
- 4.3 If you have any queries about the timetabling and progress of the planning policy documents, please get in touch with a member of the planning policy team.

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Title of meeting:	Cabinet Member for Planning, Regeneration and Economic Development
Date of meeting:	21st June 2017
Subject:	Authority Monitoring Report (AMR)
Report by:	Claire Upton-Brown - Assistant Director of Culture and City Development
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1 To set out the results of the twelfth Authority Monitoring Report (AMR) (previously known as the Annual Monitoring Report) for Portsmouth City Council.

2. Recommendations

- 2.1 **The Cabinet Member is recommended to approve the AMR for publication on the Council's website**

3. Background

- 3.1 As the Local Planning Authority, the Council must publish an annual report showing progress made on Local Plan policies. The latest document covers the period 1st April 2015 to 31st March 2016. It helps to show how the council's planning policies are contributing towards the regeneration of the city and the provision of sustainable development while safeguarding the environment

4 Findings

- 4.1 The full AMR is attached at Appendix 1.
- 4.2 Previously an AMR was a formal document setting out progress against prescribed indicators and submit a report to the Secretary of State. However, this is no longer the case under changes to the Localism Act 2011 and the approach now is to report on a selection of key indicators which show significant facts or trends rather than report on all indicators every year.
- 4.3 The AMR 2015/16 identifies the following key findings to note:

- a) The reconfiguration of The Hard Interchange, including the construction of a new terminal building, an altered site layout and changes to the entrance to Portsmouth Harbour Station and landscaping was completed during this monitoring period
- b. The ARTches Project (now called Hotwalls) opened in July 2016, creating a dedicated artistic and cultural centre and a deli style eatery.
- c. Student accommodation has been monitored for the first time and during the plan period 1,050 units were completed and a further 1,571 units were granted planning permission.
- d. Construction on new coastal defences began in 2015 – 2016 to manage the flood and erosion risk to properties of Anchorage Park in the north west of the city. The new defences comprise raised earth embankments with a rock revetment front face.
- e. Housing development resulted in an additional 436 net dwellings being delivered during the year. The Council has a five year supply of housing sites, but the position is marginal.
- f. 2015 - 2016 was the fourth year of operation of the Community Infrastructure Levy and £4,258,023 was collected, a million more than the preceding three years

4.4 The AMR is required to be published on the council website and made publicly available to provide an update of progress on the planning policies contained in the Portsmouth Plan.

5. Reasons for recommendations

5.1 The city council is required to publish an annual Authority Monitoring Report

6. Equality impact assessment (EIA)

6.1 An equality impact assessment is not required as the recommendations do not have a disproportionate negative impact on any of the specific protected characteristics as described in the Equality Act 2010 for the following reasons:

- This is a document that updates members of the adopted policies and progress towards targets, no decisions will be made regarding this document
- The development plan documents and supplementary planning documents which make up the LDF would have if required an Equality impact assessment completed, individual EIAs would include consulting with the pertinent groups on these projects/actions if there was a potential impact, positive or negative

7. Legal Implications

7.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires all local planning authorities (LPAs) to publish a monitoring report with prescribed details of

the performance towards the implementation of the local development scheme and the extent to which the policies set out in the local development documents are being achieved during the relevant year. Submission and reception of the report are necessary to comply with such legislation. Publication of the report as recommended is compliant with obligations and with the general local government principles of transparency and accountability.

8. Director of Finance's Comments

- 8.1 This report is recommending that the Annual Monitoring Report (AMR) be published. The AMR reports progress made by Portsmouth City Council as the Local Planning Authority against the Portsmouth City Local Plan and the emerging Portsmouth Local Development Framework. This being so, there are no financial implications in approving the recommendations contained within this report.

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Signed by:

Assistant Director of Culture and City development

Appendices: Appendix 1 - Authority Monitoring Report 2015 - 2016

The recommendation(s) set out above were approved/ approved as amended/ deferred/
rejected by on

.....
Signed by:

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Authority Monitoring Report 2016

Covering the period 1 April 2015 - 31 March 2016

www.portsmouth.gov.uk



Authority Monitoring Report 2016

Covering the period 1st April 2015 - 31st March 2016

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1. INTRODUCTION

- 1.1 This is the twelfth Authority Monitoring Report (AMR) - previously known as the Annual Monitoring Report, covering the monitoring period of 1st April 2015 to 31st March 2016.
- 1.2 The aim of the report is to show how the council's planning policies are contributing towards regenerating the city and bringing forward sustainable development, while safeguarding the environment. It sets out what progress has been made in implementing the policy framework through decisions on planning applications and also reviews what effect policies are having on the delivery of priorities for the city. The AMR assesses whether the policies are delivering what they set out to do.

Structure of the report

- 1.3 The Localism Act removed the requirement for local authorities to report on specific indicators and submit a report to the Secretary of State (Section 113, Localism Act 2011). In line with this change, the approach taken in each AMR is to report on a selection of key indicators which show significant facts or trends rather than report on all indicators every year.
- 1.4 The monitoring indicators were selected to monitor the Portsmouth Plan when it was adopted in January 2012 and reflect the overall strategy of the plan. The indicators chosen each year are selected from - progress on Policy Framework; Regeneration Sites & Areas; Design & Heritage; Homes for Everyone; The Natural Environment; The Economy & access to shops, jobs and services; and Infrastructure & Community Benefit.
- 1.5 Since the last AMR, the Partnership for Urban South Hampshire (PUSH) published its Spatial Strategy Position Statement, in June 2016. The Position Statement addresses the distribution of future development across South Hampshire, potential major development locations in the longer-term and key infrastructure to support sustainable growth. However, until this is reflected within the new Portsmouth Local Plan we will not be monitoring these new targets.
- 1.6 The indicators selected for review in this AMR are shown in Appendix 1.

2. 2015/16 FINDINGS ON KEY INDICATORS

2.1 Progress towards the development of major regeneration sites

Tipner and Horsea Island (Policies PCS1 and PCS3)

- 2.1.1 Plans to transform Tipner and Horsea Island with new homes, jobs and greenspace have continued to progress during the monitoring period. The delivery of the sites is being made through a City Deal between Portsmouth City Council, Southampton City Council, the Solent LEP, Hampshire County Council and the Government. Other organisations involved include the Homes and Communities Agency, the Ministry of Defence, private landowners (Tipner Regeneration Company and Premier Marinas) and the Department for Environment, Food and Rural Affairs.
- 2.1.2 Further growth in the city's key marine and maritime sectors will be supported through the development at Tipner and Horsea Island. Once developed, these sites will provide new employment space, new housing and lever in significant amounts of new private sector investment into the economy. To complement this, City Deal will also implement programmes to:
- Align skills provision to employer needs
 - Tackle long term unemployment and youth unemployment, and
 - Enable small and medium sized enterprises to grow through the provision of effective business support
- 2.1.4 The sites element of the City Deal will unlock brownfield land in a prime location for employment and housing development. However, all the sites require significant remediation and infrastructure to make them attractive for development and the project will be implemented over the period up to 2030. The city council are coordinating land assembly and City Deal will provide upfront infrastructure to make the site attractive to the development market. Masterplanning work is being undertaken and an outline planning application will follow.
- 2.1.5 Overall, the development of the site will help to exploit its competitive advantage in the marine and maritime sector and improve economic prosperity in Portsmouth and the wider sub region. Marine and maritime activities have been a growth sector for the city over recent years despite the economic downturn, driven by domestic and international trade. The city and surrounding area, have significant natural assets including deep water harbours and double tides, good transport links and an established defence and marine manufacturing business cluster.
- 2.1.6 The City Deal will deliver the Portsmouth Plan's proposals for Tipner (PCS1) and Horsea Island (PCS3) through the following outputs:
- 2,370 homes across the sites
 - 58,000 sqm of employment space across the sites
 - 3,742 new permanent jobs by 2025
 - 13,000 temporary construction jobs

- £640m of private investment

2.1.7 Implementation of the sites will be managed on a site-by-site basis. The site works will take place over the period to 2030. The main phases will be:

- Phase 1 - MoD land transfer including an overage agreement, site investigation works, procuring lead planning consultants, soft market testing and/or demand analysis, land assembly evaluation, other preparation works, design land remediation and enabling infrastructure works, obtaining outline planning permission, procuring land remediation and enabling infrastructure works
- Phase 2 - implementing land remediation and enabling infrastructure works, options appraisal of delivery methods, procure developers, detailed design, full planning permission; implement final schemes, housing and employment space and remaining infrastructure

Port Solent & Horsea Island (Policies PCS2 and PCS3)

2.1.8 Policies for this area are set out in the Portsmouth Plan in 2012. The delivery of these areas is now being considered in the context of the City Deal (see above).

2.1.9 Veolia are working closely with the Environment Agency on their Closure Plan for the landfill site, and are progressing with the landscaping to provide the planting for a new Country Park which is expected to open in summer 2018. This includes over 50,000 trees, wildflower meadows, footpaths and a cycle route.

Portsmouth City Centre (Policy PCS4)

2.1.10 In January 2013, the city council adopted a City Centre Masterplan. It identifies opportunity sites for development and key public realm opportunities for the Commercial Road, North of Market Way, Station Square and Station Street and Guildhall localities. The masterplan can be found at:

<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/city-centre-masterplan.aspx>.

2.1.11 In the city centre, there has been no new retail development since the Cascades Centre opened in 1987 (with refurbishment in 2006 - 2007). The Tricorn Centre built in the 1960s was demolished in 2004 to provide opportunities for new retail development. Currently the site remains vacant.

The Hard Interchange

2.1.12 The Hard is an important area for Portsmouth as a transport interchange for buses, trains and boats and is a key gateway to the city.

2.1.13 Reconfiguration of The Hard Interchange, including the construction of a new terminal building and an altered site layout, began in Autumn 2015. This is the first part of the regeneration of the area and a catalyst for future development projects. The project will cost around £7 million with the council contributing £2 million and a further £4.8 million funding from the Solent Local Enterprise Partnership. By early 2016, the following progress was made; waterproofing the deck, changing the levels of the site using foam concrete, laying the foundations of the terminal building, placing ducting for services, fitting kerbing for the bus bays and steelwork for the terminal building.

2.1.14 Further progress on the ongoing regeneration of The Hard area will be reported in future AMRs.

The Seafront

2.1.15 The Seafront Masterplan in 2013 sets out how the area should be improved, enhanced and protected over the next 15 years. During the monitoring period, progress has been made on implementing the masterplan including improvements to Osborne Road in 2015. The ARTches Project (now called Hotwalls Studios) was being developed in the monitoring period as a dedicated artistic and cultural centre and a deli style eatery for the city. Bringing this historic site back to life was the aim of the £1.75m development from the government's coastal communities fund, with an additional £40k from PUSH and £100k from the council.

2.1.16 A former substation at Western Parade on Southsea Common was converted to a café which opened in September 2015. The intention of the council is to renovate more of the empty buildings across the seafront to provide new business opportunities.

2.1.17 In 2015, the Coffee Cup on the promenade in Eastney was opened near the beach huts, replacing a small stand that used to be there.

2.1.18 In the week that the world celebrated the 70th anniversary of D-Day in 2014, it was announced that the city council's D-Day museum had received initial support for £4.1 million of Heritage Lottery Funding to completely upgrade the museum, and progress on this will be reported in subsequent AMRs.

2.1.19 South Parade Pier in Portsmouth has fallen into disrepair and was declared unsafe in 2012. The new owners have been repairing and refurbishing it and in April 2015 the boarding on the front deck was removed and the Ice Cream Parlour and Newsagents resumed trading. The rest of the pier remained closed to the public during the plan period and further updates will be reported in later AMRs.

The Historic Environment

2.1.20 Portsmouth has twenty five Conservation Areas. These include Old Portsmouth, the older part of the Royal Navy Base and Thomas Ellis Owen's Southsea (the architect and developer responsible for many notable buildings in Southsea and Gosport).

2.1.21 Of the 25 Conservation Areas in the city 23 of them have published combined area appraisals and management guidelines. The two areas not covered are owned by the Ministry of Defence. The Conservation Areas are re-surveyed annually at the request of Historic England and in 2015-2016, as in previous years, none of the areas were considered to be at risk.

Building retention and re-use

2.1.22 New and imaginative re-uses for historic buildings are often essential to securing a positive future for heritage assets. The importance of this is demonstrated by the ongoing success of the historic dockyard. The Portsmouth Naval Base Property Trust was set up in 1985 by the Ministry of Defence and Portsmouth City Council to take responsibility for the long term preservation of the historic south-west corner of Portsmouth Naval Base. It is a charitable property company specialising in the conservation and re-use of historic buildings associated with the Naval Base.

2.1.23 Over the years, there has been refurbishment of the old pay office and the victory gallery, various storehouse restorations, boathouse restorations, cell block restoration, recreation of the Porters Garden on the original 1754 site, while the Porter's Lodge was built in 1708 (an earlier Porter's Watch House stood at the gate in 1698). Over 55 million has come from the Heritage Lottery fund to help with restoration work in Portsmouth Historic Dockyard.

2.1.24 The Royal Marines Museum is planned to move into a boathouse in the Dockyard from Eastney and progress on this will be reported once the move is complete in 2020. The project will take three years and cost an additional £14 million of Heritage Lottery funding.

Palmerston Sea Forts

2.1.25 There are four Palmerston Sea Forts built in the Solent to protect the eastern approaches to Portsmouth Harbour from the threat of a French Invasion in the 1800s. They are Spitbank Fort, St Helens Fort, Horse Sand Fort and No Mans Land Fort and have been adapted for modern use. St Helen's Fort is in private hands and not open to the public.

2.1.26 Spitbank Fort is a luxury hotel, Horse Sand Fort is open to the public to show off the historical features (although it is still on the Historic England Heritage at Risk Register) and No Man's Land Fort opened as a hotel in the monitoring period in April 2015.

Kingston Prison

2.1.27 Kingston Prison is another example of successful re-use. It was built in 1877 to a Victorian radial design and was one of seven prisons in England that closed in 2013. A development company (City & Country) were in negotiations in the plan period to convert it to residential use and progress will be reported in subsequent AMRs.

St James' Hospital

2.1.28 St James' Hospital is a Grade II Listed building on which negotiations have been ongoing during the monitoring period for redevelopment and re-use and progress will be reported in subsequent AMRs.

2.2 Homes for Everyone

Housing Delivery

- 2.2.1 The Portsmouth Plan, identifies the housing target for the city. The plan sets out the city's housing capacity from 2006/7 to 2026/7 as being between 11,484 and 12,754 net additional homes, depending on the provision of supporting infrastructure. Some of this infrastructure has been delivered, so the housing target is 12,254 net additional homes in the city between 2006/07 and 2026/7.
- 2.2.2 The housing target of 12,254 equates to an average of 584 homes per year over the 21 years.
- 2.2.3 Based on this, there was a target of 5,840 dwellings in the period between 2006/07 and 2015/16. The table below shows that completions to 31 March 2016 were 5,281.
- 2.2.4 Delivery is expected to vary year by year due to the different types of sites involved and economic circumstances. During the 2015/16 monitoring period, 436 net additional dwellings were delivered, which is the highest amount recorded since 2008/09. However, this is short of the annual target.
- 2.2.5 The figures below have been adjusted to take into account changes in how student accommodation contributes towards housing supply. This reflects the outcome of an appeal hearing in Exeter in 2015 which considered the delivery of bespoke student housing and the extent to which it contributes to meeting overall housing need. The adjustment made means that student housing is now recorded separately which has resulted in a slight reduction in the recorded delivery for earlier years.

Table 1: Housing delivery in Portsmouth, 2006 - 2016

Year	Completions
2006/07	526
2007/08	712
2008/09	1309
2009/10	726
2010/11	317
2011/12	276
2012/13	351
2013/14	222
2014/15	406
2015/16	436
Total delivery	5,281
Additional allowance for student accommodation	32
Total delivery towards housing target	5,313
Target delivery to date	5,840
Difference over / under (-)	- 527

- 2.2.6 The issue with student accommodation is considering the contribution, if any, it makes towards meeting the Council's overall housing target. National Planning Practice Guidance states that *all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market*¹.
- 2.2.7 Future monitoring reports and statements of housing completions and supply will continue to record the delivery of student accommodation separately from other forms of housing. Alongside this, there will be an ongoing assessment as to the extent to which the delivery of student housing releases other housing on to the market, and an adjustment to the housing delivery and supply made accordingly.
- 2.2.8 Current information indicates that the delivery of four bedrooms of bespoke student accommodation, whether studio flats or other accommodation with shared facilities, will on average release one existing dwelling currently occupied by students back onto the market to meet general housing needs. Therefore the delivery of 129 bedrooms of student accommodation detailed in the following section is reflected in an additional 32 general housing units. However, this issue will require ongoing monitoring to see if this approach continues to be appropriate.

5-year Housing Land Supply

- 2.2.9 The National Planning Policy Framework requires an annual update on the supply of deliverable sites sufficient to provide five years' worth of housing against the council's housing requirements.
- 2.2.10 In considering the five year supply position, there are two factors to be considered:
- The housing requirement to be assessed; and
 - The housing supply.

Housing requirement

- 2.2.11 To date the Council has assessed delivery against the target established in the adopted Portsmouth Core Strategy. The NPPG states that the starting point for housing requirement figures is an up-to-date adopted Local Plan, and considerable weight should be given to this. However there is a need to assess the suitability of this target as new evidence becomes available. In June 2016, the Partnership for Urban South Hampshire published a SHMA update² and Position Statement³ on planning across the region which indicated a higher figure. However, the recent Housing White Paper⁴ has indicated the government's intention to amend the basis on which housing requirements are calculated which will need further consideration. Therefore, it is

¹ Paragraph: 038 Reference ID: 3-038-20140306

² http://www.push.gov.uk/2c_objectively_assessed_housing_need_update.pdf

³ http://www.push.gov.uk/item_12_-_appendix_1_-_position_statement.pdf

⁴ <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

considered appropriate in this AMR, which covers the period up to 31st March 2016, to continue to use the Council's adopted plan target for the purposes of assessing the five year supply position, though this will be reviewed in future monitoring reports.

2.2.12 When calculating the requirement, paragraph 47 of the NPPF requires local planning authorities to identify an additional buffer of 5% of the target to ensure choice and competition in the market for land. In addition, Government guidance advises that councils should seek to make up for and any past under-supply of housing against targets within the next five years. The result of both measures is to increase the target for the next five year period to 3,619 homes, or 724 dwellings per year. After that, the target reverts back to 584 dwellings per annum as set out in the Portsmouth Core Strategy.

Table 2: Housing Requirement in Portsmouth 2016-2021

Initial requirement			2920
Plus shortfall	Target 2006-2016	5840	
	Delivery 2006-2016	5313	527
Plus 5% buffer			172
Total requirement 2016-2021			3619
Annual requirement 2016-2021			724

Housing supply

2.2.13 The sites which will form the city's future housing land supply are

- i. sites with planning permission;
- ii. potential housing sites;
- iii. an adjustment for housing released onto the market as a result of the delivery of bespoke student accommodation; and
- iv. windfall sites

2.2.14 The table below summarises the identified supply over the next five years

Table 3: Housing Supply in Portsmouth 2016-2021

Year 1-5 (2016/17- 2020/21)	
Sites with permission ⁵	1,215
Net increase in units from identified housing sites across the city ⁶ :	1,352
Identified contribution from development of student accommodation ⁷	911
Small sites windfall ⁸	159
TOTAL predicted delivery in 2016-2021:	3,637
Total requirement under the Portsmouth Plan:	3,619
Surplus / Shortfall against Plan Target for this period:	18

2.2.15 Therefore, the Council has a five year supply of housing land, but the position is marginal. The Council will be reviewing and revisiting this position throughout the current year, with initiatives such as the brownfield land register, and the public consultation on the emerging Local Plan to consider further how housing delivery and housing supply can be boosted.

Affordable Housing Provision

2.2.16 To review the effectiveness of policy PCS19 'Housing mix, size and the provision of affordable homes', it is important to review the number of market housing schemes complying with the levels of affordable housing required by the Portsmouth Plan. In 2015 - 2016, the net number of affordable housing units completed was 154; this is 37.3% of the net number of dwellings completed during the monitoring period and is close to the target of 40% as set out in Policy PCS19 in the Portsmouth Plan. In 2014 - 2015 there was a higher figure of 45%, in 2013 - 2014, it was 32.77% and in 2012 - 2013 it was 32%. The current figure is slightly above the average achieved in these years.

2.2.17 The figures above, include 100% affordable schemes by Registered Providers, as well as affordable housing secured from market housing developers through S106.

Supply of Family Homes & Internal Size of Dwellings

2.2.18 Policy PCS19 requires 40% of dwellings in new development to be family housing, where it is appropriate. The key monitoring indicator is the provision of 3 bedroom family homes. It is acknowledged this is not appropriate in all developments, whereas in others, the percentage of family homes could be higher.

2.2.19 In 2014/15 there was a net gain of 99 dwellings of 3 bedrooms or more. In 2015/16 there was a net gain of 178 dwellings of 3 bedrooms or more. The figure for this monitoring period shows these larger homes constituted 41% of all net completions.

⁵ As per emerging 2016 SHLAA - set out in Appendix 2 to this report

⁶ As per emerging 2016 SLAA - set out in Appendix 3 to this report

⁷ As set out in paragraph 2.2.31 and Appendices 4 and 5 of this report

⁸ A figure of 100 dwellings has been used in the past as an estimate of small site windfalls. A review of dwellings delivered since 2006 has indicated that 53 is a more appropriate figure. The figure of 159 included in the calculation represents three years of windfalls, to reflect both the lead in time from permission to delivery, and to reduce the risk of double counting.

Table 4: Supply of family homes

Size of Home	Gains	Losses	Net gain
3 bed family homes	133	4	129
4 bed family homes	39	6	33
5 bed family homes	22	6	16
Total completions of family size dwellings	155	15	178
Total amount of housing completions	489	53	436

2.2.20 The 2014 PUSH Strategic Housing Market Assessment (SHMA) shows that the need for larger dwellings remains high and the estimated dwelling requirement for dwellings with 3 or more bedrooms is 59%. This year's housing completions falls short of this showing that 41% of all net completions were 3 or more bedroom dwellings.

Houses in Multiple Occupation

2.2.21 Policy PCS20 (HMOs: Ensuring Mixed and Balanced Communities) in the Portsmouth Plan seeks to avoid over domination of any one particular housing type in existing communities. This includes Houses in Multiple Occupation (HMOs). Planning permission is required in Portsmouth for changes of use from Class C3 dwelling houses to Class C4 HMOs for 3-6 unrelated people, following an Article 4 direction. This is a special planning regulation adopted by the City Council and operates by removing permitted development rights from whatever is specified in the Article 4 direction.

2.2.22 To provide further guidance, the council adopted a Supplementary Planning Document in 2012, which sets out the approach that will be taken. The council keeps a record of existing HMOs to help determine how many are already within a given area. Half of applications for new C3/C4 HMO uses in existing single family dwellings were refused by the council during 2015/6 (9 out of 18 applications for such uses).

2.2.23 In the last AMR, it was noted that the number of applications for C3/C4 uses in existing C3 dwellings had more than halved from 81 to 38, however this time it increased to 62. The following table shows the pattern of applications for HMOs during the monitoring period:

Table 5: HMO Applications

Use before application made	Application for change of use to	No. permitted by PCC	No. refused by PCC
Any	C4 or sui generis HMO	20	5
C3 dwellinghouse	Mixed C3/C4	43	7
C4 HMO	Mixed C3/C4	16	0
ALL:		79	12

Self-Build Housing

- 2.2.26 This is the first time the issue has been recorded in the Authority Monitoring Report. Self-build or Custom Build housing are homes built or commissioned by individuals or groups of individuals for their own use.
- 2.2.27 From 1 April 2016 (the day after the current monitoring period ended) Portsmouth City Council had a statutory responsibility for keeping a Self-build and Custom Housebuilding Register as set out in Section 1 of the Self-build and Custom Housebuilding Act 2015. This is a list of individuals or associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses to live in.
- 2.2.28 Levels of interest in this type of development will be reported in the next AMR.
- 2.2.29 The council is considering local connection criteria to enable it to better understand the need for self-build housing arising from Portsmouth residents. This is also in accord with the Self Build and Custom Housebuilding (Register) Regulations 2016.

Student Accommodation

- 2.2.30 The demand for this type of accommodation has been growing in recent years. The development sector is clearly interested in building student accommodation. In the city centre The Unite Student Greetham Street development is a new 836-bed student accommodation (Halls of Residence Class C1). This was completed in summer 2016 and is now occupied. The existing 'Zurich House' building on Stanhope Road (overlooking Victoria Park) is currently being converted and extended to provide a further 1,000 new bedrooms.
- 2.2.31 The total number of units (bedrooms) of student accommodation with planning permission as at 31 March 2016 was 3,100. Of these, there is reasonable certainty that schemes totalling 2,471 bedrooms will be delivered in the next five years. Using the methodology explained in paragraph 2.2.9, their contribution to meeting housing needs would be equivalent to delivering 617 dwellings towards the overall housing requirement. A full list of sites with permission as at 31 March 2016 is set out in Appendix 4.
- 2.2.32 In addition, a number of schemes have been identified which are anticipated to come forward over the next five years. They total an additional 1,176 bedrooms of accommodation. This is equivalent to an additional 294 completions towards the housing target. Full details of those schemes is set out in Appendix 5.
- 2.2.33 The following tables show the sites completed over the last two years.

Table 6: Student residential completions 2014/15

Application ref	Address	Completed proposal	Bedrooms
13/00059/FUL	15 Landport Terrace, Portsmouth	Conversion of existing offices	10
13/00084/FUL	Upper Floors, 1 Guildhall Walk	Conversion of existing offices	25
13/01179/FUL	130 - 136 Elm Grove	Conversion of existing offices	53
Total amount of bedrooms completed			88

Table 7: Student residential completions 2015/16

Application ref	Address	Completed proposal	Bedrooms
13/00059/FUL	The Registry, 1 - 2 St Michaels Road	Conversion of existing offices	41

2.2.34 Using the methodology explained in paragraph 2.2.8, the delivery of bespoke student accommodation in 2014/15 and 2015/16 will make a contribution to meeting housing needs equivalent to delivering 32 dwellings. However, delivery in 2016/17 and the following years is expected to be significantly higher

2.2.35 This represents a significant change in the pattern of development across the city. The Council, through the new Local Plan and other mechanisms, needs to consider how these new large scale halls impact upon neighbourhoods, for instance in delivering local services, providing footfall to support local businesses, transport and movement patterns and the impact that releasing significant amount of housing, currently occupied for students, will have on the housing market.

2.3 Infrastructure & Community Benefit

Delivery of infrastructure

2.3.1 Through Policy PCS16 of the Portsmouth Plan, the council has committed to working with its partners to bring forward infrastructure projects that are required to support its development strategy. Below is an overview of key infrastructure projects delivered or subject to progress during the monitoring period:

Community & Leisure Facilities

2.3.2 Southsea Common & the Seafront -

- The Hotwalls project was under development during the monitoring period
- Funding was secured for an upgrade of the D-Day museum to be completed in 2018
- A former sub-station was converted to a tea room at Western Parade in the monitoring period

Flood Risk:

2.3.3 The work needed in the city to defend it for the next hundred years from inundation by the sea includes raising seawalls, building new defences and improving seawall structural integrity, as well as establishing sustainable methods of retaining beach materials. The whole life cost of the scheme (excluding inflation) is £372 million, including a £131 million contingency fund.

Flood Cell 4 - Portsea North

2.3.4 Flood Cell 4 North Portsea contains the largest area of land and properties at risk and goes quite a distance inland, over a kilometre in many places. It encompasses the north of Portsea Island from the Mountbatten Centre to the north of the island and then south along the eastern side to the bottom of Milton Common.

Phase 1: Anchorage Park 2015 - 2016

2.3.5 Construction on new coastal defences here began in 2015 – 2016 to manage the flood and erosion risk to properties of Anchorage Park in the north west of the city. The new defences comprise raised earth embankments with a rock revetment front face. These defences are the first of several phases of construction.

2.3.6 The next stages are listed below and progress will be reported in subsequent AMRs;

- Phase 2: Milton Common 2017
- Phase 3: Tipner Lake 2017 - 2018
- Phase 4: Kendall's Wharf to Milton Common 2019 - 2020
- Phase 5: Kendall's Wharf 2021
- Phase 6: Ports Creek 2022

2.3.7 The map below shows the location of the sea defences.

Flood Cell 1 - Southsea

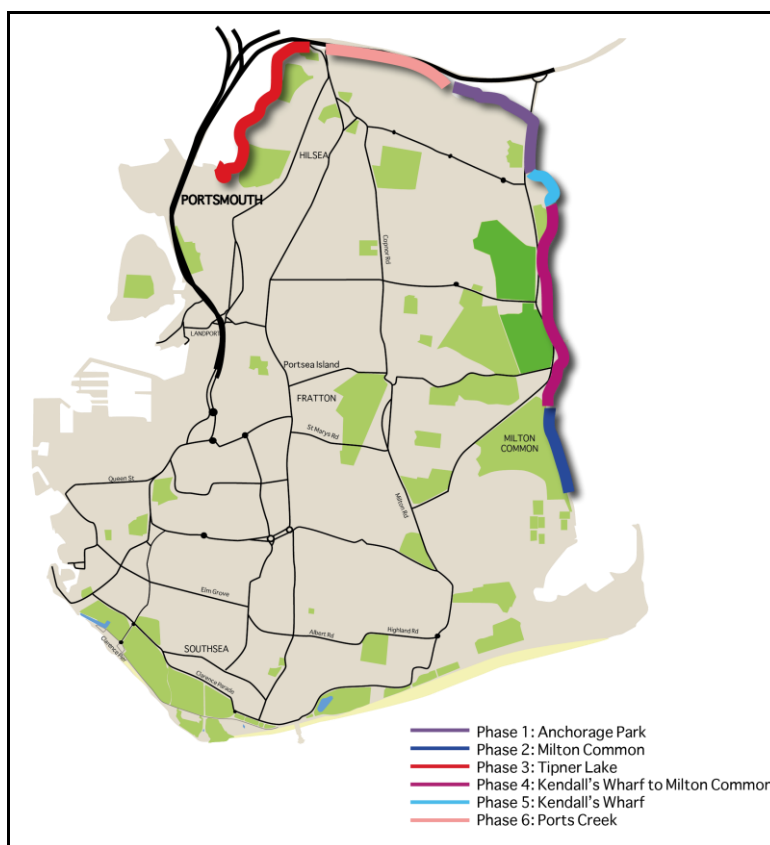
2.3.8 £654 million worth of assets in Southsea are at risk of flooding from the sea over the next 100 years and the Southsea scheme reviewed the existing 4.5 km of coastal defences from the Garrison Church at Old Portsmouth to the Royal Marines Museum in Eastney. The new defences are intended to cover 2.8 miles (4.5km) of the seafront from Long Curtain Moat (near the Royal Garrison Church) to Eastney Barracks.

2.3.9 The Flood Zone 1 Southsea Cell has been divided into a number of sub frontages:

- Sub-Frontage 1 - Long Curtain Moat
- Sub-Frontage 2 - Clarence Pier
- Sub-Frontage 3 - Clarence Esplanade
- Sub-Frontage 4 - Southsea Castle
- Sub-Frontage 5 - South Parade
- Sub-Frontage 6 - Lumps Fort
- Sub-Frontage 7 - Eastney Barracks

Progress on building these elements will be reported in subsequent AMRs.

Fig 1 - The flood defences around Portsea Island



Source: Eastern Solent Coastal Partnership

2.3.7 Further details about the North Portsea scheme can be found here:

<http://www.escp.org.uk/coastal-schemes/portsmouth/protecting-future-north-portsea-island>

2.3.8 As the scheme development continues, further phases will be brought forward in future monitoring periods, as will proposals for improvements at Flood Cell 1 - Southsea.

2.3.9 Extreme weather events can also cause flooding due to the intensities of rainfall. Sustainable Drainage Systems can reduce surface water flood risk at different locations by managing the release of water. Proposals to install one at the seafront between Blue Reef Aquarium and the D-Day Museum were underway in the monitoring period.

Developer contributions towards infrastructure

2.3.10 The council seeks to ensure new development is only permitted where appropriate and timely infrastructure provision has been made or can be made to serve the development and not put undue pressure on existing infrastructure.

2.3.11 Since 1 April 2012, the Council have been collecting developer contributions through the Community Infrastructure Levy (CIL). CIL takes the form of a charge per square metre of new development. The monies raised are collected into a central pot, which the city council uses to bring forward infrastructure projects to support the development of the area.

2.3.12 In 2015 - 2016, the fourth year of operation of the levy, £4,258,023 was collected. In 2015 - 2016 CIL funding was used on the Education Sufficiency Programme Phase 2 and Tipner Motorway Junction and Park and Ride. Funding for all projects is continually kept under review.

2.3.13 CIL money is collected into two 'pots' of money, Infrastructure CIL and Neighbourhood CIL. During this monitoring year, 80% of the money collected was Infrastructure CIL (£3,406,419).

2.3.14 In order to plan the spending of CIL, an estimate of the projected CIL income is calculated on a quarterly basis. The estimate is based on the city council's projection of housing completions in future years (the housing trajectory in the Strategic Housing Land Availability Assessment (SHLAA). This income projection is used to assist in the preparation of the City Council's capital programme and to identify available new resources that can be used to finance new capital expenditure.

2.3.15 Since 25th April 2013, 15% of all CIL collected has to be retained as the 'neighbourhood proportion', i.e. to be spent on Infrastructure projects in the neighbourhood in which it was collected. As there are no Parish Councils in the city, this proportion is allocated at the Ward level, with Ward councillors working with their communities to decide on neighbourhood infrastructure projects.

2.3.16 Neighbourhood amounts collected and spent during the monitoring period are shown in the following two tables.

Table 8: Neighbourhood CIL collected by year and ward

Ward	2012/13	2013/14	2014/15	2015/16
	£	£	£	£
City Wide	0	0	87,977	327,713
Baffins	0	19,563	3,693	1,846
Central Southsea	0	1,928	274	822
Charles Dickens	0	1,409	11,715	30,719
Copnor	0	0	0	1,146
Drayton & Farlington	0	9,685	157,560	92,488
Eastney & Craneswater	0	0	827	953
Fratton	0	659	4,442	1,086
Hilsea	0	4,443	2,258	0
Milton	0	0	36,851	110,552
Nelson	0	0	19,675	2,838
Paulsgrove	0	0	308	456
St Jude	0	0	1,311	3,206
St Thomas	0	0	0	55,269
Cosham	0	1,709	1,086	9,609
Total collected	0	39,396	327,975	638,703

Table 9: Neighbourhood CIL spent by year and ward

Ward	2012/13	2013/14	2014/15	2015/16
	£	£	£	£
City Wide	0	0	0	0
Baffins	0	0	0	0
Central Southsea	0	0	0	900
Charles Dickens	0	0	0	0
Copnor	0	0	0	0
Drayton & Farlington	0	0	0	126,000
Eastney & Craneswater	0	0	0	0
Fratton	0	0	0	0
Hilsea	0	0	0	0
Milton	0	0	0	28,000
Nelson	0	0	0	0
Paulsgrove	0	0	0	0
St Jude	0	0	0	0
St Thomas	0	0	0	0
Cosham	0	0	0	0
Total spend	0	0	0	154,900

2.3.17 The spending of the neighbourhood proportion in 2015 - 2016 was:

- Central Southsea - dropped kerb for pedestrian access at Cornwell Court, Haslemere Road
- Drayton & Farlington - £83k on improvements at Drayton Park, £43k on a new roof at the Drayton Centre
- Milton - £18.9k at Milton Skate park, £9.1k on area around the community centre, £3k on a new kitchen at Milton Village Hall and £6k on 3 public access defibrillators at Fratton Park, Eastney Community Centre and Milton Village Hall

2.3.18 A proportion of CIL can also go to a ward with an adopted Neighbourhood Plan. At the moment, Milton is the only ward in the city intending to produce such a plan. It was being drafted during the monitoring period and future AMRs will provide an update on its progress.

Appendix 1: Monitoring Framework

Heading in AMR	Policy	Indicators
Progress on Planning Policy	All	
Regeneration sites & areas	PCS1 Tipner PCS2 Port Solent & PCS3 Horsea Island PCS4 Portsmouth City Centre PCS5 Lakeside Business Park PCS6 Somerstown & North Southsea PCS7 Fratton Park & the South Side of Rodney Road PCS9 The seafront	Tipner <ul style="list-style-type: none"> ▪ Progress towards delivery of the site (information on funding for the transport interchange, provision of infrastructure and progress of any planning applications) ▪ Amount of new housing delivered at Tipner (480 - 1,250 by 2027) ▪ Amount of new employment floorspace delivered at Tipner (25,000m² employment) Port Solent & Horsea Island <ul style="list-style-type: none"> ▪ Progress towards delivery of the site (information on funding for the bridge, provision of infrastructure, transport improvements and progress of any planning applications) ▪ Amount of new housing delivered at Port Solent & Horsea Island (500 - 1000 by 2027) Lakeside <ul style="list-style-type: none"> ▪ Progress towards development at Lakeside (assess against timescales set out in planning application) ▪ Amount of new employment floorspace delivered at Lakeside Business Park (69,000m² by 2027) Portsmouth City Centre <ul style="list-style-type: none"> ▪ Visitor footfall to the city centre ▪ Amount of hotel (C1) development in the city centre ▪ Progress on public realm improvement projects ▪ Retail ranking of the city centre ▪ Progress towards delivery of key sites identified in SPDs ▪ Funding for the road Somerstown & North Southsea <ul style="list-style-type: none"> ▪ Adoption of the area action plan ▪ Funding sources identified and secured ▪ Amount of housing delivered Seafront <ul style="list-style-type: none"> ▪ Adoption of the Seafront masterplan ▪ Number of new developments coming forward in the seafront area ▪ Development at the key opportunity areas - South Parade Pier, Clarence Pier, Canoe Lake and Southsea Castle Area ▪ Visitor numbers to the seafront
Homes for everyone	PCS10 Housing Delivery	Housing Delivery

	<p>PCS19 Housing mix, size & the provision of affordable housing PCS20 HMOs – mixed and balanced communities PCS21 Housing density PCS22 Gypsy, traveller & travelling showpeople accommodation</p>	<ul style="list-style-type: none"> ▪ Net additional dwellings (420 per annum) ▪ Progress towards the overall housing requirement ▪ Update of housing trajectory <p>Housing Mix</p> <ul style="list-style-type: none"> ▪ Gross affordable housing delivered per year ▪ Number of new 3 bedroom family homes (on average 40% of total dwellings delivered per year) ▪ Average internal size of new dwellings ▪ Percentage of qualifying applications providing affordable housing <p>HMOs</p> <ul style="list-style-type: none"> ▪ Change in number of homeless (particularly the 25 - 34 year old age group who will be affected by changes to the Local Housing Allowance which will mean they can no longer afford to rent whole properties and will increasingly turn to HMOs) ▪ Changes in the concentration of HMOs across the city ▪ Number of planning applications received for HMOs and whether approved or refused ▪ Any appeal decision relating to HMOs <p>Housing density</p> <ul style="list-style-type: none"> ▪ Average density of housing (at least 40dph) ▪ Average density of housing developments in high density areas <p>Gypsy, traveller & travelling showpeople accommodation</p> <ul style="list-style-type: none"> ▪ Number of applications for gypsy, traveller and travelling showpeople accommodation
Design & Heritage	<p>PCS23 Design & Conservation PCS24 Tall Buildings PCS15 Sustainable Design & Construction</p>	<p>Design & Conservation</p> <ul style="list-style-type: none"> ▪ New developments meeting Buildings for Life standards ▪ Area of the city designated as conservation areas <p>Tall Buildings</p> <ul style="list-style-type: none"> ▪ Number of tall buildings developed in identified areas of opportunity ▪ Design awards for tall buildings <p>Sustainable Design & Construction</p> <ul style="list-style-type: none"> ▪ 30% reduction in the carbon footprint of the city council from 2010/2011 by 2016/2017
The Natural Environment	<p>PCS12 Flood Risk PCS13 A Greener Portsmouth</p>	<p>Flood Risk</p> <ul style="list-style-type: none"> ▪ Number of dwellings at risk from flooding ▪ Percentage of the city's coastline protected to a 1 in 200 and 1 in 1000 flood year event standard ▪ New flood risk management measures installed

		<ul style="list-style-type: none"> ▪ Number of sustainable urban drainage schemes <p>Greener Portsmouth</p> <ul style="list-style-type: none"> ▪ Amount of open space in the city ▪ Condition of SSSIs ▪ Access to open space ▪ Area of the city covered by local nature conservation designations ▪ Progress towards delivery of the country park ▪ Open space provision complied with on sites of more than 50 dwellings
The Economy & Access to shops, jobs and services	<p>PCS4 Portsmouth City Centre Southsea Town Centre AAP PCS8 District Centres PCS18 Local Shops & Services PCS11 Employment Land PCS14 A Healthy City PCS17 Transport</p>	<p>Portsmouth City Centre</p> <ul style="list-style-type: none"> ▪ Amount of new shopping (A1) floorspace provided in the Commercial Road shopping area ▪ Amount of new employment floorspace provided in the city centre ▪ Percentage of A1, A3-A5 and vacant frontage in the Commercial Road shopping area ▪ Amount of food and drink (A3, A4 and A5) development in the city centre ▪ Quantitative and qualitative assessment of development in each locality <p>Southsea Town Centre</p> <ul style="list-style-type: none"> ▪ Percentage of A1 frontage in the centre ▪ Percentage A4/A5 frontage in the centre (more specifically in the secondary frontage as per STC5) ▪ Percentage of vacant units in the centre (detail as percentage of primary and secondary frontages) ▪ Number of A3 units in the secondary frontage (Osborne Road and Palmerston Road South as per STC4) ▪ Number of markets, festivals and similar events held in the the Palmerston Road precinct ▪ Implementation of improvements to the precinct in accordance with the adopted programme ▪ Progress towards the development of opportunity sites (Knight and Lee, Grosvenor Casino, 14-18 Osborne Road) <p>District Centres</p> <ul style="list-style-type: none"> ▪ Total amount of A1 frontage in each town centre ▪ Retail ranking of each centre ▪ Total amount of A3, A4 and A5 frontage within each centre ▪ Total number of vacant frontage in each centre ▪ Total floorspace for town centre uses (A1, A2, B1a and D2) across town centres ▪ Number of complaints received regarding antisocial behaviour <p>Local Centres</p> <ul style="list-style-type: none"> ▪ Total amount of A1 frontage in each local centre

		<ul style="list-style-type: none"> ▪ Total amount of A3, A4 and A5 frontage in each local centre ▪ Total amount of vacant shop frontage in each local centre ▪ Mix of uses within each local centre <p>Employment Land</p> <ul style="list-style-type: none"> ▪ Total amount of additional employment floorspace by type ▪ Employment land available by type ▪ Development of the key sites ▪ Number of existing employment sites lost <p>A Healthy city</p> <ul style="list-style-type: none"> ▪ Gap in life expectancy between worst quintile and rest of PCT ▪ Obesity in reception year children ▪ Proportion of households within 10 minutes by walking / public transport of health services ▪ Number of new healthcare facilities provided <p>Transport</p> <ul style="list-style-type: none"> ▪ Peak Period Traffic Flow ▪ Proportion of trips made by non car modes ▪ Non residential development in high accessibility zones ▪ Percentage of new residential development within 10 minutes walk / public transport of a school and major retail centre ▪ Progress towards transport proposals
<p>Infrastructure & Community Benefit</p>	<p>PCS16 Infrastructure & Community Benefit PCS17 Transport</p>	<p>Transport</p> <ul style="list-style-type: none"> ▪ Short term (within 5 years) - junction improvements at Tipner and Port Solent, all elements of the Tipner major scheme bid, pedestrian and cycle schemes between QA Hospital and the City Centre. ▪ Medium - long term (5 years and beyond) - provision of the Tipner - Horsea bridge, provision of 2 new 'Zip' bus routes, local bus service improvement, new bus only link road between Port Solent and Horsea Island, improvements specifically for Lakeside, improvements for the wider Western Corridor, smarter choices to support the preferred strategy <p>Infrastructure & Community Benefit</p> <ul style="list-style-type: none"> ▪ Provision of critical infrastructure as set out in Appendix 2 of the Portsmouth Plan ▪ Level of CIL collected towards critical infrastructure projects ▪ Funding identified and secured for infrastructure projects

APPENDIX 2

Sites with planning permission which contribute towards 5 year housing supply

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
12/00943/OUTR	11 - 14 CLOCK STREET	Charles Dickens Ward	1	1
08/00344/FUL	8-10 THE OCEAN HOTEL AND APARTMENTS ST HELENS PARADE	Eastney and Craneswater Ward	6	6
11/00832/REM	191 EASTNEY ROAD	Milton Ward	9	9
13/01040/FUL	240 FRATTON ROAD	Fratton Ward	2	2
12/00204/FUL	44B HIGH STREET	Cosham Ward	2	2
11/01040/FUL	138 CLARENDON ROAD	Eastney and Craneswater Ward	1	1
11/00997/FUL	306 FRATTON ROAD	Fratton Ward	2	2
12/01119/FUL	47 - 49 KINGSTON ROAD	Charles Dickens Ward	4	4
13/00416/FUL	229 - 231 COMMERCIAL ROAD	Charles Dickens Ward	6	6
13/00228/FUL	19 LENNOX ROAD SOUTH	St. Jude Ward	2	2
14/00784/FUL	1A EVELEGH ROAD	Drayton and Farlington Ward	1	1
13/00357/FUL	2 ST CATHERINE STREET	St. Jude Ward	1	1
13/01244/FUL	1 LANDPORT TERRACE	St. Thomas Ward	1	1
13/01484/FUL	29-31 HAMPSHIRE TERRACE	St. Thomas Ward	7	7
13/00975/FUL	LAND ADJACENT 4 HUNTLEY CLOSE	Paulsgrove Ward	1	1
13/01123/FUL	LAND REAR OF PORTLAND HOTEL TONBRIDGE STREET	St. Jude Ward	6	6
14/00174/FUL	42, 42A, 42B & 42C CROMWELL ROAD	Eastney and Craneswater Ward	3	3
13/01115/FUL	81 FESTING GROVE	Eastney and Craneswater Ward	-1	-1
14/00837/FUL	22 - 30 FRATTON ROAD	Fratton Ward	3	3
13/01220/FUL	CRESCENT SNOOKER CLUB 136 - 138 KINGSTON ROAD	Fratton Ward	7	7
16/00116/FUL	MARINE LODGE CLARENCE ROAD	St. Jude Ward	1	1

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
13/01378/FUL	LAND BETWEEN 9 - 11 MANOR ROAD	Drayton and Farlington Ward	1	1
14/00046/FUL	9 WADHAM ROAD	Nelson Ward	1	1
14/00848/FUL	13-15 FRATTON ROAD	Charles Dickens Ward	1	1
15/00863/FUL	22 INGLIS ROAD	St. Jude Ward	2	2
14/00875/FUL	47 EASTERN PARADE	Eastney and Craneswater Ward	6	6
12/00580/OUT	251 - 253 NEW ROAD	Fratton Ward	9	9
14/01438/FUL	41 WINDSOR ROAD	Cosham Ward	1	1
14/00001/PASBD	REAR OF 40 GLADYS AVENUE	Nelson Ward	1	1
14/00007/PACOU	UNIT 6 CUMBERLAND GATE CUMBERLAND ROAD	Charles Dickens Ward	4	4
14/00008/PACOU	BUILDING 003 FORT SOUTHWICK JAMES CALLAGHAN DRIVE	Paulsgrove Ward	5	5
13/00989/FUL	FONTENOY HOUSE GRAND PARADE	St. Thomas Ward	2	2
14/01186/FUL	NORTH STREET PLAY AREA NORTH STREET	Charles Dickens Ward	5	5
14/01194/FUL	11 ANGERSTEIN ROAD	Nelson Ward	2	2
14/01197/FUL	PARK LODGE 28 PUBLIC CONVIENCES CLARKES ROAD	Fratton Ward	1	1
14/01290/HOU	11 THE OLD ROAD	Cosham Ward	1	1
14/01572/FUL	12 QUEEN STREET	Charles Dickens Ward	8	8
14/01617/FUL	REAR OF 163 GOLDSMITH AVENUE	Central Southsea Ward	3	3
15/00425/REM	DARBY HOUSE SKYE CLOSE	Cosham Ward	8	8
14/01487/FUL	1 - 14 THE HORSESHOE APARTMENTS, 1-3 KINGS ROAD	St. Thomas Ward	2	2
15/00106/FUL	18 STUBBINGTON AVENUE	Nelson Ward	3	3
14/01265/FUL	17 CLIVE ROAD	Fratton Ward	1	1
15/00319/FUL	67 ST ANDREWS ROAD	St. Thomas Ward	4	4
15/00113/FUL	BRANKSMERE HOUSE QUEENS CRESCENT	St. Jude Ward	1	1
15/00315/FUL	22 BEACH ROAD	St. Jude Ward	2	2

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
15/00295/FUL	FLATS 16 & 20 PARK HOUSE CLARENCE PARADE	St. Jude Ward	-1	-1
15/00241/FUL	DIANE RUSSEL COURT, 81 KINGSTON ROAD	Charles Dickens Ward	9	9
15/00386/FUL	97 LABURNUM GROVE	Copnor Ward	1	1
15/00397/FUL	53B HIGH STREET	Cosham Ward	2	2
15/00587/FUL	48 A - E HIGH STREET	Cosham Ward	4	4
15/00676/FUL	222 KINGSTON ROAD	Nelson Ward	1	1
15/00476/PACOU	UNIT 1 CUMBERLAND GATE CUMBERLAND ROAD	Charles Dickens Ward	3	3
15/00003/PACOU	OFFICE 125A LONDON ROAD	Nelson Ward	2	2
15/00904/FUL	36 LONDON ROAD	Nelson Ward	2	2
15/00791/FUL	103 HIGHLAND ROAD	Central Southsea Ward	2	2
15/00551/FUL	GARAGES REAR OF 81 KINGSTON ROAD HANWAY ROAD	Charles Dickens Ward	3	3
15/00007/PASBD	63 KINGSTON ROAD	Charles Dickens Ward	3	3
15/00435/FUL	LAND FRONTING 32 - 40 MALVERN ROAD	St. Jude Ward	1	1
15/00877/FUL	WALBERANT BUILDINGS COPNOR ROAD	Hilsea Ward	6	6
15/00761/FUL	VACANT LAND TO REAR OF 208 SOUTHAMPTON ROAD	Paulsgrove Ward	3	3
15/00686/FUL	106 & 108 QUEENS ROAD	Fratton Ward	7	7
15/01178/FUL	LAND AT JUNCTION OF HASLEMERE ROAD AND HIGHLAND ROAD	Central Southsea Ward	1	1
15/01183/FUL	24 26 MERTON ROAD	St. Jude Ward	2	2
15/01105/FUL	197 - 201 HIGHLAND ROAD	Milton Ward	7	7
15/02080/FUL	64 LONDON ROAD	Nelson Ward	2	2
15/01308/FUL	193 HIGHLAND ROAD	Milton Ward	6	6
15/01687/FUL	ADJACENT TO 81 LEOMINSTER ROAD	Paulsgrove Ward	1	1
15/01330/FUL	VACANT LAND ADJ 291 LOCKSWAY ROAD	Milton Ward	3	3
15/00996/FUL	REAR OF 5 & 6 CLARENCE PARADE	St. Jude Ward	1	1
15/01808/FUL	1 - 5 DUNCAN ROAD	St. Jude Ward	5	5
15/01582/FUL	PALM HOTEL 38 - 39 CLARENCE PARADE	St. Jude Ward	3	3
15/01836/FUL	CAMPBELL ROAD SURGERY 2A CAMPBELL ROAD	St. Jude Ward	2	2

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
15/01823/FUL	8 LONDON ROAD	Nelson Ward	4	4
15/01841/FUL	GARAGES ADJACENT TO 1A ST CHADS AVENUE	Hilsea Ward	7	7
15/01788/FUL	25 STUBBINGTON AVENUE	Hilsea Ward	2	2
15/01988/FUL	117 HIGH STREET	Cosham Ward	3	3
15/01917/FUL	3 LEONARD COURT, 1A HELENA ROAD	Eastney and Craneswater Ward	1	1
15/01768/FUL	40 HIGH STREET	Cosham Ward	4	4
15/01950/FUL	7 HELENA ROAD	Eastney and Craneswater Ward	-3	-3
15/01362/FUL	28 - 40 LAKE ROAD	Charles Dickens Ward	1	1
15/01911/FUL	OLD CANAL INN 2 SHIRLEY ROAD	Milton Ward	3	3
15/01944/FUL	194 - 196 FRATTON ROAD	Fratton Ward	2	2
15/02035/FUL	48 STATION ROAD	Drayton and Farlington Ward	1	1
15/01574/FUL	REAR OF 151 LONDON ROAD	Nelson Ward	1	1
16/00280/FUL	61 GAINS ROAD	Eastney and Craneswater Ward	-1	-1
16/00001/PACOU	GROUND FLOOR 2 HIGHLAND ROAD	Eastney and Craneswater Ward	1	1
16/00041/CS3	EX BUCKLAND FAMILY CENTRE NESSUS STREET	Nelson Ward	4	4
16/00165/FUL	7 STAFFORD ROAD	St. Jude Ward	-1	-1
13/00367/OUTR	LONGDEAN LODGE HILLSLEY ROAD	Paulsgrove Ward	40	40
10/00194/FULR	THE ROYAL BEACH HOTEL (EAST WING) ST HELENS PARADE	Eastney and Craneswater Ward	40	40
14/00790/FUL	SITE OF SAVOY BUILDINGS & SAVOY COURT SOUTH PARADE	Eastney and Craneswater Ward	98	98
14/01164/FUL	SITE OF 80 HIGH STREET	Cosham Ward	46	46
14/00003/PACOU	BUILDING COMPLEX 9000 LAKESIDE WESTERN ROAD	Cosham Ward	108	0
08/01941/FUL	NIGHTCLUB QUEENS HOTEL OSBORNE ROAD	St. Jude Ward	60	60

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
10/01247/FUL	LAND ADJACENT TO HOMEHEIGHTS AND QUEENS HOTEL OSBORNE ROAD CLARENCE PARADE	St. Jude Ward	38	38
20262/AB*C	102 FMR WIGHTLINK WORKSHOPS BROAD STREET	St. Thomas Ward	14	14
15/00661/CS3	FORMER SOUTHSEA COMMUNITY CENTRE KING STREET	St. Thomas Ward	23	23
14/00813/FUL	LAND AT WINSTON CHURCHILL AVENUE	St. Thomas Ward	16	16
14/01664/FUL	FORMER LIGHT VILLA & GLEAVE VILLA ST JAMES HOSPITAL LOCKSWAY ROAD	Milton Ward	30	30
13/00297/REM	ST MARYS HOSPITAL WEST WING & MATERNITY BLOCK MILTON ROAD	Milton Ward	24	24
14/01672/FUL	FORMER ALLDERS WAREHOUSE CROSS STREET	Charles Dickens Ward	90	90
15/00060/FUL	34 - 54 ARUNDEL STREET	Charles Dickens Ward	9	9
16/00002/PACOU	PART 1ST, PART 2ND, PART 3RD AND PART 4TH FLOORS 34-54 ARUNDEL STREET	Charles Dickens Ward	2	2
13/00983/FUL	RIDGEWAY HOUSE UNICORN ROAD	Charles Dickens Ward	10	10
15/01011/CS3	ARTHUR POPE HOUSE AND FROMER SOMERS TOWN HEALTH CENTRE BLACKFRIARS ROAD	Charles Dickens Ward	60	60
12/01382/FUL	249 FORMER CONTENTED PIG PH FRATTON ROAD	Charles Dickens Ward	11	11
15/00002/PACOU	FIRST FLOOR 120 LONDON ROAD	Nelson Ward	10	10
15/00001/PACOU	227 - 229 LONDON ROAD	Nelson Ward	10	10
15/01854/REM	TIPNER EAST - PHASE 4 TWYFORD AVENUE	Nelson Ward	80	0
24209/AC*A	LAND R/O THE LANYARD PH (FMR BAPTIST CHURCH) LONDON ROAD/HEATHFIELD ROAD	Nelson Ward	10	10
13/00002/PACOU	CONNECT CENTRE KINGSTON CRESCENT	Nelson Ward	89	89

Reference	Site Name	Ward	Total net additional dwellings	Anticipated within 5 years
10/00849/OUT	LAND OFF AND BETWEEN M275 SOUTH OF TIPNER LAKE INCLUDING GREYHOUND STADIUM TWYFORD AVENUE	Nelson Ward	518	100
13/01224/FUL	SCOTTISH & SOUTHERN ENERGY DEPOT LOWER DRAYTON LANE	Drayton and Farlington Ward	83	83
13/00544/FUL	93 HAVANT ROAD	Drayton and Farlington Ward	27	27
13/00386/FUL	107 HAVANT ROAD	Drayton and Farlington Ward	26	26
Totals			1821	1215

APPENDIX 3

Other identified sites which contribute towards 5 year housing supply

Emerging SHLAA reference	Site Name	Ward	Total net additional dwellings	Status	Anticipated within 5 years
3	Tipner East Phase 4 Twyford Avenue	Nelson	80	Allocation PCS1; Application lapsed	80
4	Port Solent	Paulsgrove	500	Allocation PCS2	150
185	St James's Hospital and Langstone Campus	Milton	444	Draft allocation	130
168	Brunel House	Charles Dickens	242	Prior approval application	242
9	Kingston Prison	Baffins	230	Application submitted	230
27	QinetiQ - Fraser Battery	Eastney & Craneswater	131	SHLAA site	131
19	Goldsmith Avenue (former UPA)	Central Southsea	70	Application submitted	70
61	St George's Building - University of Portsmouth	St Thomas	30	Draft allocation	30
54	Land north of Southampton Road (54-192)	Paulsgrove	29	Application submitted	29
109	Clinic south of Alexandra Lodge	Hilsea	26	Draft allocation	26
75	117-127 Fratton Road	Fratton	30	Application submitted	30
44	Land at Halliday Crescent	Eastney & Craneswater	20	Draft allocation	20
119	Portland Hotel, 38 Kent Road	St Jude	12	Application submitted	12
163	185-191 Highland Road	Milton	10	SHLAA site	10
156	Serpentine Road Southsea r/o 67 Osborne	St Jude	7	Application submitted	7
200	Arundel Street	Charles Dickens	55	SHLAA site	55
201	South east of Zurich House	Charles Dickens	100	SHLAA site	100
Totals			1916		1352

APPENDIX 4

Student Accommodation With Permission as at 31 March 2016

Application ref	Address	Proposal	Total units
12/01199/NMA	Site of former swimming baths, Victoria Park Anglesea Road	Construction of 33 storey student halls of residence, and 6 storey building for the University of Portsmouth	629*
14/01452/FUL	12 - 18 Guildhall Walk	Conversion of part ground floor to form restaurant and upper floors to form Halls of Residence in Class C1	80
14/01649/FUL	Church Hall, 151 Fawcett Road & 3 Heyward Road	Construction of 2/4 storey building to form student halls	41
15/00176/FUL	Europa House, Havant Street	Change of use from offices to halls of residence	262
15/00346/REM	110 - 112 Elm Grove	Reserved matters	17
15/00821/FUL	Zurich House, Stanhope Road	Change of use and construction of extension	1,000
13/01414/FUL	22 Middle Street	Construction of 8-Storey Building to for 124 Bed Hall of Residence and two commercial units	124
13/01492/FUL	GKN Motorparts 42-56 Middle Street	Construct 5 storey building to form 66 bed student halls and 3 commercial units to ground floor	66
14/00771/FUL	Former Car Park Greetham Street / Dugald Drummon Street	Construction of part 7/9/17/25 storey building for 836 bedroom Hall of Residence	836
15/01362/FUL	28-40 Lake Road	Change of use from children's play centre to student hall	30
14/01665/FUL	Cavendish House, 18 Victoria Road South	Change of use from D1 to a 15 bed hall of residence	15
Total amount of units granted planning permission			3,100
Anticipated to come forward within 5 years			2,471
Contribution towards housing supply			617

APPENDIX 5

Other Identified Student accommodation schemes which contribute towards 5 year housing supply

Application ref	Address	Proposal	Total bedrooms
15/01240/FUL	The Trafalgar, 16 Edinburgh Road	Conversion to form student halls of residence	92
16/00885/FUL	Chaucer House, 12-40 Isambard Brunel Road	Construction of 8, 9, 10 and 13 storey building	484
16/00142/FUL	Number One, 8 Surrey Street	Construction of 23 storey halls of residence	576
16/00534/FUL	15-16 Hampshire Terrace	Conversion and change of use to halls of residence	24
Anticipated to come forward within 5 years			1,176
Contribution towards housing supply (at a rate of 4 bedrooms :1 dwelling)			294

Planning policy
Portsmouth City Council
Civic Offices, Guildhall Square
PO1 2AU

Telephone: 02392 841267
Email: planningpolicy@portsmouthcc.gov.uk

www.portsmouth.gov.uk

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Title of meeting:	Cabinet Member for Planning, Regeneration and Economic Development
Date of meeting:	June 21st 2017
Subject:	Statement of Community Involvement - Consultation
Report by:	Claire Upton-Brown - Assistant Director of Culture and City Development
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1 To provide feedback on the public consultation on the Statement of Community Involvement.

2. Recommendations

- 1 To note the consultation findings and agree the publication of the Statement of Community Involvement on the Council website**

3 Background

- 3.1 Portsmouth City Council's Statement of Community Involvement (SCI) was subject to a four week consultation period which concluded on 13 March.
- 3.2 In accordance with what is set out in the SCI, the following consultation measures were undertaken -
- All members were advised via the Member Information Service;
 - An advert was placed in the Portsmouth News on 10 February 2017, summarising the purpose of the SCI and giving details of the consultations;
 - Copies of the draft SCI, along with response forms and covering memo were sent to all libraries and community centres in the city, as well as the civic offices, along with an A4 flyer for display;
 - Full details were placed on the Council's website, including the draft SCI document and the response form. A link was also placed on the 'Current Consultations' section of the council's website; and

- All statutory consultees, such as the Environment Agency and Highways England, and 24 community groups and organisations were emailed directly on 9 February 2017 to inform them of the consultation. If we did not hold an email address for the organisation, they were written to.

4 Results

- 4.1 During the consultation period a resident emailed us that one of the links in the draft document did not work and this was addressed straight away. No other parties commented on this issue and it was considered that no party had their ability to respond impacted by this issue.
- 4.2 During the consultation period, ten responses were received. Five were received from statutory consultees and organisations, three from residents and two from residents associations.
- 4.3 Appendix 1 summarises the responses received and the proposed response. The key additions to the SCI following the consultation are:-
- i. A reference has been added to how and when the Local Development Scheme will be updated.
 - ii. The time period to be covered by the new Local Plan has been added
 - iii. An explanation of 'amenity' has been added
 - iv. Text has been added to clarify that consultation on Neighbourhood Plans will be carried out by a Neighbourhood Forum.
- 4.4 Following agreement of the SCI document, a copy will be placed on the council website and respondents to the consultation will be notified. A copy of the final Statement of Community Involvement is set out in Appendix 2.

5. Equality impact assessment

- 5.1 Drafts of the document were sent to the Access and Equality Advisor and her suggestions incorporated into the report.

6. Legal implications

- 6.1 The Localism Act 2011 removed the requirement for Local Planning Authorities (LPAs) to submit the SCI to the Secretary of State. The LPA can now adopt the SCI itself, following public consultation.
- 6.2 Once adopted, the LPA must demonstrate how it has used and complied with the consultation requirements set out in the SCI at the various stages of LDD

preparation and prior to making decisions on planning applications (section 19(3), *Planning and Compulsory Purchase Act 2004*).

7. Director of Finance's comments

7.1 There are no financial implications arising from the approval of the recommendations in this report

.....
Signed by:

Appendices:

Appendix 1: Table summarising consultation
Appendix 2: Statement of Community Involvement

The recommendation(s) set out above were approved/ approved as amended/ deferred/rejected by on

.....
Signed by:

Appendix 1

Statement of Community Involvement (SCI) consultation comments, officer response and proposed amendments

Name / Organisation	Consultation comments	Officer response	Proposed amendment to SCI
Southern Water	<p>Page 5</p> <p>As a 'specific consultation body' under Regulation 19 (b) of the Town and Country Planning (Local Planning) (England) Regulations 2012, Southern Water would expect to be notified in writing of any formal consultation on a Local Plan, either by post or email.</p> <p>We therefore suggest the following addition after the last bullet point</p> <ul style="list-style-type: none"> • <i>Statutory consultees will be notified in writing.</i> 	<p>It is accepted that specific consultation bodies such as Southern Water would be contacted directly to inform them of a formal Local Plan consultation. Including a note in the SCI that specific consultation bodies will be contacted directly will provide clarity and certainty for those bodies.</p>	<p>Add fourth bullet point to list at bottom of page 5 -</p> <ul style="list-style-type: none"> • <i>Statutory consultees will be contacted directly to notify them of formal consultations.</i>
	<p>Page 11</p> <p>Whilst not a statutory consultee on planning applications, it is important that Southern Water is consulted on major</p>	<p>As it is not the case that we only consult statutory consultees, we could amend the wording to also refer to non-statutory consultees being consulted just to make this clear.</p> <p>https://www.gov.uk/guidance/consultation-</p>	<p>Add sentence to first paragraph on page 11 -</p> <p><i>In addition to the statutory consultees we will consider whether there are reasons to</i></p>

Name / Organisation	Consultation comments	Officer response	Proposed amendment to SCI
	<p>applications that may impact on the provision of water and wastewater services to existing customers, for example, if the proposed development affects access to Southern Water's operational assets, including underground mains and sewers. Accordingly, it is suggested that reference to those that will be notified of applications is widened to include '<i>other interested parties such as relevant service providers</i>'.</p>	<p>and-pre-decision-matters is the government guidance and the wording from this page could be used.</p>	<p><i>consult other parties such as relevant service providers (e.g. Southern Water) who - although not designated in law – are likely to have an interest in a proposed development</i></p>
Historic England	<p>Page 6 Historic England suggests that the SCI set out the Statutory Consultees (which includes Historic England) and the list of local organisations that the City Council will consult on local plans.</p>	<p>It is not thought necessary for the document to set out a full list of statutory consultees, not all of whom have a particular interest in planning in Portsmouth. In addition, non-statutory and local organisations are likely to change over time as the plan progresses.</p>	None.
Environment Agency	Content with the document	No proposed change	None.
Marine	No specific comment on	No proposed change.	None.

Name / Organisation	Consultation comments	Officer response	Proposed amendment to SCI
Management Organisation	this document.		
Natural England	No specific comment on this document.	No proposed change	None.
Ian Clark	Link in draft SCI document does not work.	Link was fixed during consultation. All links now work.	None.
Hazel Taylor	Registering an interest in planning matters	No proposed change	None.
Jan Dodd (PATCH)	Some sentences could be split into two sentences to aid readability	Overall it is considered the document strikes a reasonable balance between being easy to read and containing the necessary technical information.	None.
	It would be helpful; to explain the role and interface between licensing and planning.	Licensing is a separate department to Planning and whilst there is an element of interaction through consultation, this is no more than as with other departments in the Council. Licensing matters are not considered as part of a planning application and as such no action is required on this point.	None.
Clare Seek	Page7 It mentions that the Inspectors indicative timetable will be available on the council's website, but it doesn't state where. Within the planning portal? Or main portsmouth.gov.uk	When the plan is submitted a new webpage on the Council's website will be set up giving the details of the public Examination, including the Inspector's timetable. The SCI makes it clear that this will be on the council's website - not the planning portal.	None.

Name / Organisation	Consultation comments	Officer response	Proposed amendment to SCI
	website?		
	<p>Page 8 Penultimate paragraph. It mentions that the new Local Plan will replace the existing Portsmouth Plan. Will the new Local Plan cover up to 2027, as per the existing plan, or further?</p>	<p>The current intention is for the Portsmouth Plan to cover the period up to 2034.</p>	<p>Add sentence to penultimate paragraph on page 8 -</p> <p><i>The current intention is for the new Plan to run to 2034, though this will be kept under review as the Plan progresses.</i></p>
	<p>Page 8 final paragraph When will the Local Development Scheme document be published? And where?</p>	<p>The Local Development Scheme will be updated as and when necessary as the Plan progresses. It would aid clarity to make this point clear in the SCI.</p>	<p>Amend the final paragraph of page 8 to read (new text <u>underlined</u>) -</p> <p><i>A Local Development Scheme document will also be published <u>on the council's website setting out the timetable for the new Portsmouth Local Plan. It will be updated as and when necessary.</u></i></p>
	<p>Page 10 There is no definition as to what a 'advertisement', 'site notice' and 'neighbourhood notification</p>	<p>All of the information is in the draft SCI but it is accepted that the definitions could usefully come before the table</p>	<p>Move the five paragraphs starting with "Site notices are posted near" from the bottom of page 11 to the start of the "How Will We Consult"</p>

Name / Organisation	Consultation comments	Officer response	Proposed amendment to SCI
	letter' is until you read on to page 11. It would be useful to have the explanations before the table, as the table didn't mean much when you didn't know what these were.		section on page 9.
	Page 15 First section, final bullet <i>'Seek to manage breaches of planning control that cause noticeable harm to amenity'</i> What does amenity mean here? Not sure this is plain english	Amenity is a widely used planning term. The planning portal defines it as 'A positive element or elements that contribute to the overall character or enjoyment of an area'. A further explanation here would be useful.	Amend third bullet point on page 15 to read (new text underlined) - <ul style="list-style-type: none"> • <i>Seek to manage breaches of planning control that cause noticeable harm to amenity (<u>the overall character or enjoyment of an area</u>).</i> •
	Page 15 First sentence of complaints procedure This doesn't make sense. <i>'While we try to provide a good service, we know that sometimes things go wrong to improve the service we provide, and we need to learn from this.'</i>	Accept wording does not make sense. Suggested wording an improvement but consider it more appropriate to use the same wording as the Council's website regarding complaints.	Amend first sentence of complaints procedure paragraph to read (new text <u>underlined</u> and deleted text struck through) - <i>While we try to provide a good service, we know that sometimes things go wrong to</i>

Name / Organisation	Consultation comments	Officer response	Proposed amendment to SCI
	Should it read: 'While we try to provide a good service, we know that sometimes things go wrong. To improve the service we provide, we need to learn from these instances.'		improve the service we provide, and we need to learn from this. To do that so we have developed a complaints procedure for you to use if you feel that this is the case. The Portsmouth City Council adopted corporate complaints procedure can be viewed at:
Residents Association of Port Solent (RAPS)	Page 5 The relationship of PUSH to and its implications for the Portsmouth Local Plan need to be explained. For instance, which body takes priority in the event of a rival interest occurring? Are the two bodies entirely separate or must they take account of each other's intentions?	Portsmouth City Council has the responsibility for preparing the new local plan and determining planning applications - not PUSH. The PUSH website is mentioned in this document as a source of evidence for the Plan. This document sets out how the council will consult on planning matters and it is not thought necessary to outline at length the relationship with PUSH. However, the point is noted and it is accepted that the forthcoming Issues and Options consultation on the local plan should make the relationship between the Portsmouth Local Plan and PUSH clear.	None.
	Page 7 The four elements of soundness cannot be conditional (i.e. "should	This section is setting out what the National Planning Policy Framework says. The National Planning Policy Framework uses "should be" so this wording needs to	None.

Name / Organisation	Consultation comments	Officer response	Proposed amendment to SCI
	be”) if the overall requirement is imperative (i.e. “must be”). Please change all occurrences of “should be” in this section to “must be”.	remain the same.	
	Page 13 I accept that officers will not have time to reply to individual comments but they do deserve to be acknowledged if residents are to have confidence that their contributions are being taken seriously.	The point is acknowledged but we have to balance this against the costs involved. Last year we received more than 2000 individual comments on planning applications. We do not have the resource to acknowledge individual comments as standard but the key issues and comments will be addressed in the officer report as stated in the SCI. No amendment required.	None.
	Given the importance accorded to Neighbourhood Planning by the previous and present Government and the fact that one or more Neighbourhood Plans have been adopted in the Portsmouth area (our own in Port Solent remains in gestation) I was surprised to find no mention of Neighbourhood Plans or	It would be a useful clarification to this document to set out implications of neighbourhood planning.	Insert new paragraph under bullet point list on page 4 - <i>This document does not set out how Neighbourhood Plans will be consulted upon as these are prepared by neighbourhood forums and not the city council.</i>

Name / Organisation	Consultation comments	Officer response	Proposed amendment to SCI
	<p>Orders in the document. Locality have assured me that funding for Neighbourhood Planning is sustained until 2020. Can this omission be remedied, please?</p>		
Officer change	Minor presentational changes required to prepare final document for publication.		Typographical changes to amend contact telephone number shown on final page and status and date of document on front cover.

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Statement of Community Involvement

June 2017

www.portsmouth.gov.uk



This document was approved by

The Leader of the Council with responsibilities for
Planning, Regeneration and Economic Development

15 June 2017

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INTRODUCTION

This Statement of Community Involvement (SCI) has been written to tell residents and businesses how they can take part in;

- The Portsmouth Local Plan
- Small scale planning applications for homeowners and businesses
- 'Major' planning applications such as the redevelopment of a large area of land

The document does not set out how Neighbourhood Plans will be consulted upon as they are prepared by neighbourhood forums and not the city council.

We have done our best to make this document easy to use and avoid the use of jargon. Where we use a planning or a technical term we explain it in the text.

All the most up to date information is available on the Portsmouth City Council website. If you cannot see the Internet we can be contacted by email or by telephone (details are in the document).

PART 1 - Community Involvement in the Local Plan

The Local Plan is used to guide future development in the city and protects various areas such as open space and conservation areas. It will contain a vision and maps and details of what type of development can happen and where, it also contains the 'policies' we use to guide any planning applications. Policies affect everyone from a large scale building scheme to small changes to a house.

The Government wants every Council to have a Local Plan which shows how the local area will change.

Residents can find out what we are doing on the Local Plan by;

- Checking the website on a regular basis;
<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-local-plan.aspx>
- Calling the Planning Policy Team at 023 9284 1267
- Sending us an Email on:
planningpolicy@portsmouthcc.gov.uk
- You can also be on our list of 'consultees,' which are the people we regularly contact by Email or by letters. These contain official organisations as well as local people.

Work has started on a new Local Plan

We already know what many of the key issues are in the City, such as transport, housing and employment; but local people's input also helps us plan for the future of the City. There will be opportunities to let us know your views and opinions through a variety of ways at the key stages of Local Plan preparation. We will;

- Provide adverts in newspapers about the process
- Place information in the Reception at the Civic Offices, in the public libraries and community centres
- Provide details on our website
- Statutory consultees will be contacted directly to notify them of formal consultations

A variety of technical reports and other studies will give us up to date information and evidence, including the work of the Partnership for Urban South Hampshire (PUSH), a grouping of local authorities on the south coast of Hampshire. Their website with their Planning documents is at; <http://www.push.gov.uk/>

The draft Local Plan reaches the 'publication' stage

The draft Local Plan will contain;

- Policies - for the development and protection of land
- Site Allocations - land we are choosing for new development or for the re-development of existing buildings

The Local Plan will be accompanied by technical documents which justify what has been written in the plan (such as the amount of housing and jobs we need).

One of these documents will be a 'Consultation Statement' (which sets out comments made so far in the process). These are taken into account in preparing the Draft Local Plan by local people, businesses and 'interest groups.' This will also have the views of 'Statutory Consultees' (such as The Environment Agency).

Residents, businesses and others are invited to make comments on the Local Plan using an online form or a paper copy. These views are known as 'representations' and can be sent to us by post, email or handed in at the Civic Offices (the full address is on Page 14).

What has been said by residents, businesses and other groups at this stage will be published later in the process in a document known as The Local Plan Consultation Report.

Please be aware that a name and address will be needed if your representation is to be accepted. Your contact details will not be published unless you are a business. Your name however will be published in the Consultation Report.

The Local Plan is 'submitted'

A copy of the Local Plan is 'submitted' to the 'Planning Inspectorate,' who are responsible for making decisions on Town Planning and also Appeals (the latter is explained on Page 12 - 13). For the Local Plan the Planning Inspectorate are in charge of the 'Examination.'

The Examination and Hearing Sessions into the Local Plan

A Planning Inspector will be appointed to chair the Examination, and it will be either Hearings (a series of discussions relating to issues raised by the representations on the Draft Local Plan) or it will be dealt with by written representations. The Inspector will decide what issues to discuss, not the council.

The Examination into the Local Plan

The Planning Inspector will be testing the 'evidence base' - all the research papers and other documents supporting the plan - to ensure the Local Plan is 'sound' at the Examination. The National Planning Policy Framework currently sets out four elements of 'soundness' and states that Local Plans must be;

- Positively prepared - the plan should provide the development and infrastructure needed
- Justified - the plan should be the best strategy based on the evidence
- Effective - the plan should be deliverable; and
- Consistent with national policy - the plan should enable the delivery of sustainable development

These tests may vary over time, and the full details of the procedures are online:

http://www.planningportal.gov.uk/uploads/pins/dpd_procedure_guide.pdf

The Inspector will set out an indicative timetable which will be provided on the Council website. This gives details of when the topics that interest you are being discussed, or you can contact the Council by Email or telephone.

Please be aware that not everything in the Plan will be discussed at these Hearings. The Inspector will set out the key matters, issues and questions to be discussed for the Examination. Only those invited to speak at the Hearings can take part in the hearing sessions, but you can come and listen to what is said.

The Inspectors Report

Once the Hearings are completed the Planning Inspector considers what has been said and what is in the Local Plan as well as the evidence base of the various technical studies.

The Inspector then produces the 'Inspectors Report' and the Council publishes it.

The Report sets out the different issues raised and gives the Inspector's views and recommendations. It sets out any changes that may need to be made to the Local Plan. The Council will carry out those changes before the Plan is 'adopted.'

The Local Plan reaches the 'Adoption' stage

Adoption is when the Plan becomes a 'legally binding document' (which means it can be published and used to guide planning decisions in Portsmouth). Copies will be available on the Internet or it can be purchased from the Council. Copies can also be seen in the local libraries.

Where are we with the Local Plan?

The Portsmouth Local Plan 2001 - 2011 is on our website at:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-city-local-plan-with-2012-policies-deleted.pdf>

The Portsmouth City Local Plan was adopted on 21 July 2006. A number of its policies were deleted in July 2009 when the Portsmouth Plan was adopted in January 2012. The Index of deleted Policies can be found at:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-city-local-plan-policies-remaining.pdf>

The Portsmouth Plan was Adopted on 24 January 2012 and is the principal planning policy document and replaces a large number of policies in the Portsmouth City Local Plan. It sets out how much housing, employment and retail development the city needs up to 2027 and where this should be. The plan also sets out what infrastructure will be needed to enable this development to take place together with how we will continue to protect the city's sensitive historic and natural environments. The document can be found at:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-portsmouth-plan-post-adoption.pdf>

The Portsmouth Plan was created under the old Local Development Framework system, with other documents planned to follow it. However the intention is to now produce one document, a Local Plan, containing all the Policies for the future. The current intention is for the new Local Plan to run to 2034, though this will be kept under review as the plan progresses.

A Local Development Scheme document will also be published on the councils' website setting out the timetable for the new Portsmouth Local Plan. It will be updated as and when necessary.

PART 2 - COMMUNITY INVOLVEMENT IN PLANNING APPLICATIONS

Portsmouth City Council is responsible for handling all planning applications ranging from a householder planning application (for alterations to your home), applications for works to trees (trees in Conservation Areas or those with a Tree Preservation Order protecting them), listed buildings (historic buildings or objects such as Victorian lampposts that are protected), advertisements and larger planning applications (from businesses) for employment and new homes across the City.

Introduction

The extent of community involvement in any planning application varies depending on the nature of the application. To encourage involvement in the decision making the following processes are in place:

- If you are unsure whether you need planning permission, or if you wish to establish whether an application might be eligible for Officer support, the Council offers a pre-application service
<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/pre-application-planning-advice.aspx>
- Details of the fees are on the same page at:
<https://www.portsmouth.gov.uk/ext/documents-external/pln-planning-preapplication-fees.pdf>
- Please note that pre- application enquiries are confidential

Planning applications, including any representations (comments from neighbours or members of the public), are public documents and can be viewed online by using the Public Access system, where it is also possible to search for the weekly list of planning applications at:

<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/planning-applications-view-and-comment-online.aspx>

How will we consult?

Site Notices are posted near to development sites and include;

- Details of the proposal
- How to view and comment on the planning application
- The name of the Case Officer (the Planner dealing with the application), and;
- The date by which comments need to be received.

You will receive a Neighbour Notification letter when a proposal adjoins your property, the letter will include details of the proposal, how to view and comment on the application, the name of the Case Officer (the Planner dealing with the application) and details of your Local Councillors who may be able to offer advice.

We advertise in the Portsmouth News our weekly local press list of all applications that fall within the following criteria:

- Major Applications
- Listed Building Consent Applications
- Development in a Conservation Area
- Development affecting the setting of a listed building
- Development of a Scheduled Ancient Monument
- Development in the setting of a Scheduled Ancient Monument
- Development on a Historic Garden or Park
- Development accompanied by an Environmental Impact Assessment; and
- Applications which are a departure from the Portsmouth Plan

Portsmouth City Council seeks to capture public engagement through a number of methods. Representations on planning applications are accepted online, and in writing or by email to:

planningreps@portsmouthcc.gov.uk

Our online Public Access System includes a facility to view weekly lists of valid applications.

Portsmouth City Council seeks to ensure people are made aware of planning applications that are likely to directly affect them and have taken the following approach in the table below for giving notification of one. The requirement for the newspaper adverts comes from central government and therefore is not at the discretion of the Council to discontinue or reduce costs.

Nature of development	Advertisement in Local Newspaper (21 days)	Site Notice (21 days)	Neighbour notification letter (21 days)
Major development & applications of wider concern (more than 10 dwellings or 1000 m ² of other development)	✓	✓	✓
Minor development (less than 10 dwellings or 1000 m ² of other development)	N/A	✓	✓
Householder applications / domestic extensions	N/A	N/A	✓

Change of Use to a House in Multiple Occupation	N/A	✓	✓
Listed Building Consent application	✓	✓	✓ depending on the application type or site situation
Development in a Conservation Area	✓	✓	✓ depending on the application type or site situation
Development affecting the setting of a listed building	✓	✓	✓ depending on the application type or site situation
Development affecting a Scheduled Ancient Monument (SAM), or the setting of a SAM or a Historic Garden or Park	✓	✓	✓ depending on the application type or site situation
Works to trees that are protected by a Tree Preservation Order	N/A	✓	✓
Works to trees in a Conservation Area	N/A	N/A	N/A
Applications accompanied by an Environmental Impact Statement	✓	✓	✓
Applications which are a departure from the Development Plan (the Portsmouth Plan)	✓	✓	N/A
All other planning applications	N/A	N/A	✓

Who else does the Council consult with on applications?

Portsmouth City Council recognises the importance of involving other organisations both local and national as part of the planning process. Statutory consultations are carried out on many applications with bodies such as the Environment Agency (on flood risk); Historic England (important listed buildings/conservation areas/scheduled ancient monuments); and Natural England (important protected areas and biodiversity).

In addition to statutory consultees we will consider whether there are reasons to consult other parties such as relevant service providers (e.g. Southern water) who - although not designated in law - are likely to have an interest in a proposed development.

Who we consult with will vary depending on the nature of the proposal and the location. Consultees have 21 days in which to respond.

How do I find out about planning applications?

The best way to find out about planning applications is by viewing the weekly list of applications accessible on the Public Access system online at:

<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/planning-applications-view-and-comment-online.aspx>

How can I make comments on a planning application?

The best way to express your views on a planning application is through the Council's website at:

<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/planning-applications-view-and-comment-online.aspx>

You can also express your views by:

- Email to: planningreps@portsmouthcc.gov.uk
- In writing to: **Culture and City Development
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU**

Should you wish to speak at the relevant Planning Committee (also known as making a verbal deputation) as part of the determination (the making of a decision on whether to grant or refuse a planning application) you are able to request this in writing as part of your comments. The deputation protocol is set out on Council's website at:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-plan-application-guide-on-committee-speaking.pdf>

All comments and correspondence received on planning applications are open to public inspection and will be published on our Public Access System as part of the online application file, they may also be repeated in public documents, such as within the committee pages on our website. Therefore, you should only include information you are happy to be made available to others over the internet at:

<http://democracy.portsmouth.gov.uk/mgCommitteeDetails.aspx?ID=157>

Comments will be summarised within the Planning Case Officers report. We will endeavour to remove all personal and sensitive information from your comments prior to it being

published in the online application file, names and addresses however remain publicly accessible. For business letters we will only remove signatures.

What happens after the consultation?

The Planning Case Officer will use the development plan documents, including the Portsmouth Plan, and relevant Supplementary Planning Documents (SPDs), responses from the consultation and any other relevant guidance both at national and local level to determine the Planning Application. Officers do not generally reply to individual comments, but will address the key issues and comments in their report.

Most minor and householder applications are 'determined' (that is a decision is made to either refuse or grant Planning Permission) by Planning Case Officers under delegated powers and under the authority of a more senior Officer. Where proposals are recommended for refusal, two more senior officers need to endorse the decision.

Councillors make decisions about applications that cannot be decided in this way, or may decide to 'call in' an application for the Planning Committee to make the decision. The Planning Committee meet once a month. The council's committee pages publish agendas and reports with five clear working days before the committee meetings. The meetings are open to the public and members of the public can make a deputation request to speak at committee. Guidance on how to comment on applications includes guidance for speaking to the Committee at:

<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/planning-applications-view-and-comment-online.aspx>

When a decision has been made the Decision Notices are posted on the council's Public Access System at:

<https://www.portsmouth.gov.uk/ext/development-and-planning/planning/planning-applications-view-and-comment-online.aspx>

Planning Appeals

If you are an 'applicant' - the person who submitted the planning application - and unhappy with a decision made at Planning Committee or by the Case Officer you are entitled to make an Appeal to the Planning Inspectorate. However before making any appeal you should first consider meeting with the Planners to discuss whether any changes to the proposal would make it more acceptable and likely to gain Planning Permission.

No one else has a right to appeal the decision. However, when an application has been appealed the council does inform all those who objected during the application stage. The Council does this as soon as it receives notification from the Planning Inspectorate. All

copies of letters and comments received during the planning application stage will also be forwarded to the Planning Inspectorate. Their website is found at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

The Planning Inspectorate may publish Appeal documents including copies of representations received on the Planning Portal Web site. All information provided in your representation including your name and address will be published.

How can your local Councillor help?

Councillors sit on the Planning Committee and are involved in dealing with planning applications having regard to recommendations from Planning Officers. Although the majority of Planning Applications are determined under 'delegated powers', Councillors (also called Members) can 'call in' a planning application for it to be determined by the Planning Committee. This can happen if a Planning Officer recommends a decision that goes against letters of objection (or support) and the Members Information Service (MIS) gives Councillors the chance to decide if the Planning Application needs to go to the Planning Committee.

To call-in a Planning Application, a Councillor must request in writing that the planning application be determined by the Planning Committee. In making the request the Councillor must set out the planning reasons for this.

Your local Councillor is able to act as an advocate on planning applications for constituents and can also give advice on the planning process and talk about local planning applications in your area. If you would like to contact your local Councillor the list of names and contact details can be found on the Council's website at:

<http://democracy.portsmouth.gov.uk/mgMemberIndex.aspx?bcr=1>

Planning Enforcement

Portsmouth City Council has a planning enforcement team who are responsible for ensuring that people comply with planning law and the requirements of a planning permission. Enquiries to the planning enforcement team do not involve consultation due to the confidential nature of on-going investigations. The Council's planning enforcement process is on the website and can be viewed at:

<https://www.portsmouth.gov.uk/ext/documents-external/pln-planning-service-enforcement-policy.pdf>

The planning enforcement service will:

- Investigate alleged breaches of planning control that are reported in writing - we will only register and investigate anonymous complaints if the breach is extremely serious and/or is readily noticeable
- Register and acknowledge written complaints that have been received, as well as updating the person or organisation that has complained on the progress of the investigation
- Seek to manage breaches of planning control that cause noticeable harm to amenity (the overall character or enjoyment of an area).

We will deliver this service by:

- Prioritising cases in accordance with our enforcement protocol
- Being helpful, polite and open in the way we work
- Allocating a named case officer as a contact person
- Responding to all contacts in plain English
- Pursuing a breach of planning control to a suitable conclusion
- Retaining confidentiality of those complaining when possible

Alleged breaches of planning control can be reported by completing and submitting a confidential complaint via the following means:

- By email: planningenforcement@portsmouthcc.gov.uk
- In writing: **Culture and City Development**
 - **Civic Offices**
 - **Guildhall Square**
 - **Portsmouth**
 - **PO1 2AU**

Complaints procedure

While we try to provide a good service, we know that sometimes things go wrong so we have developed a complaints procedure for you to use if you feel that this is the case. The Portsmouth City Council adopted corporate complaints procedure can be viewed at:

<https://www.portsmouth.gov.uk/ext/the-council/transparency/comment-compliment-or-complaint.aspx>

If you have a complaint about how a planning application has been handled you can:

- Use our online compliment, comment or complaint form
- Send an email to ccc@portsmouthcc.gov.uk
- Call on 023 9283 4702
- Visit us in person at the Civic Offices
- Or write to: **The Comments, Compliments and Complaints Team
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2ZX**

This document will be updated if Government legislation changes any of the procedures affecting Planning Policy and Development Management.

Planning Policy Team
City Development and Culture
Civic Offices, Portsmouth
PO1 2AU

Telephone: 023 9284 1267
Email: planningpolicy@portsmouthcc.gov.uk

www.portsmouth.gov.uk

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