

Portsmouth Local Development Scheme

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

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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

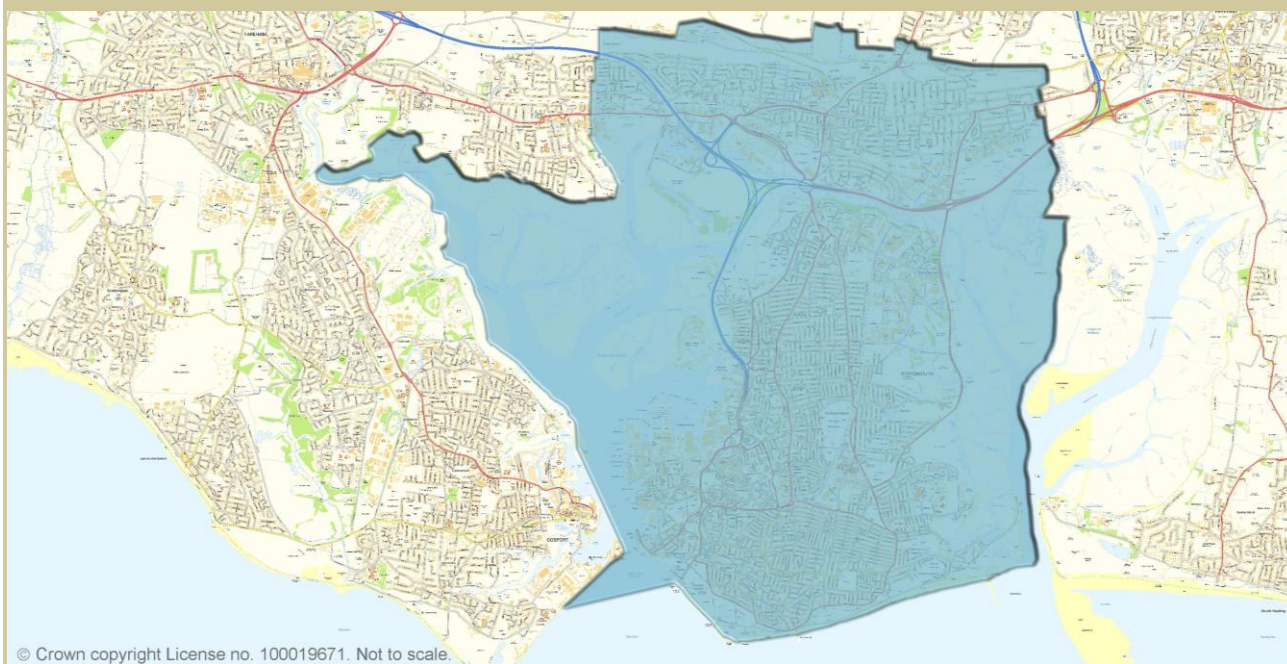
Chain of conformity

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
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Chain of conformity

National policy	National Planning Policy Framework
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Regional policy	-
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Local policy	The Portsmouth Local Plan
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Timetable for production

Preparation	-
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Publication	-
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Submission	-
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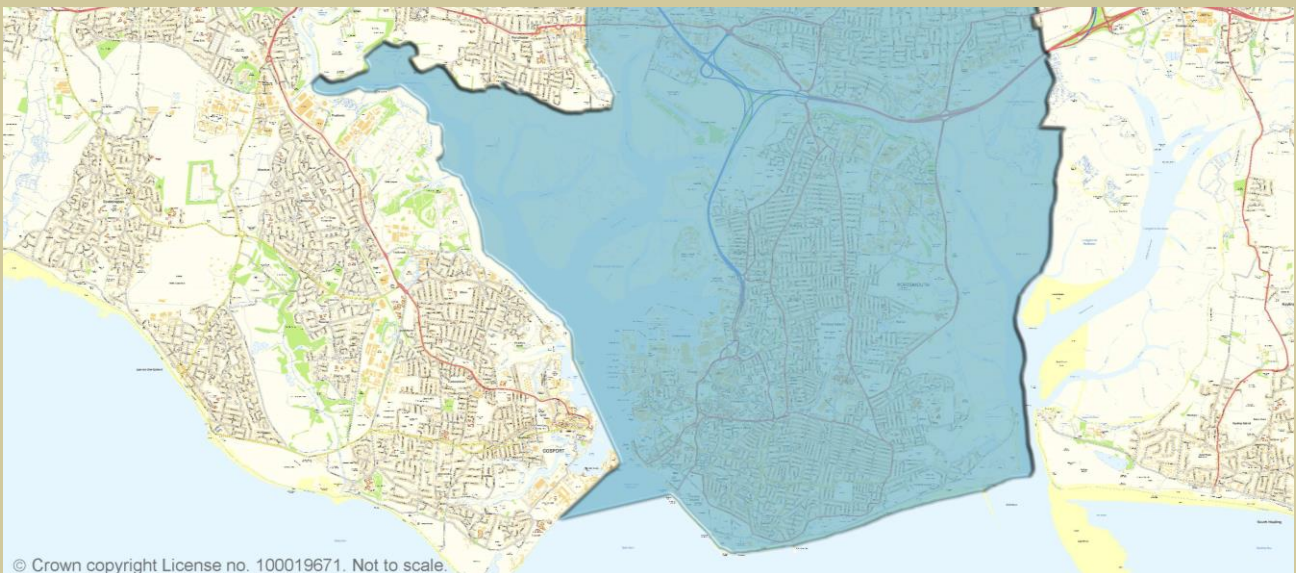
Hearings	-
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Inspectors report	-
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Adoption	-
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Geographical coverage

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

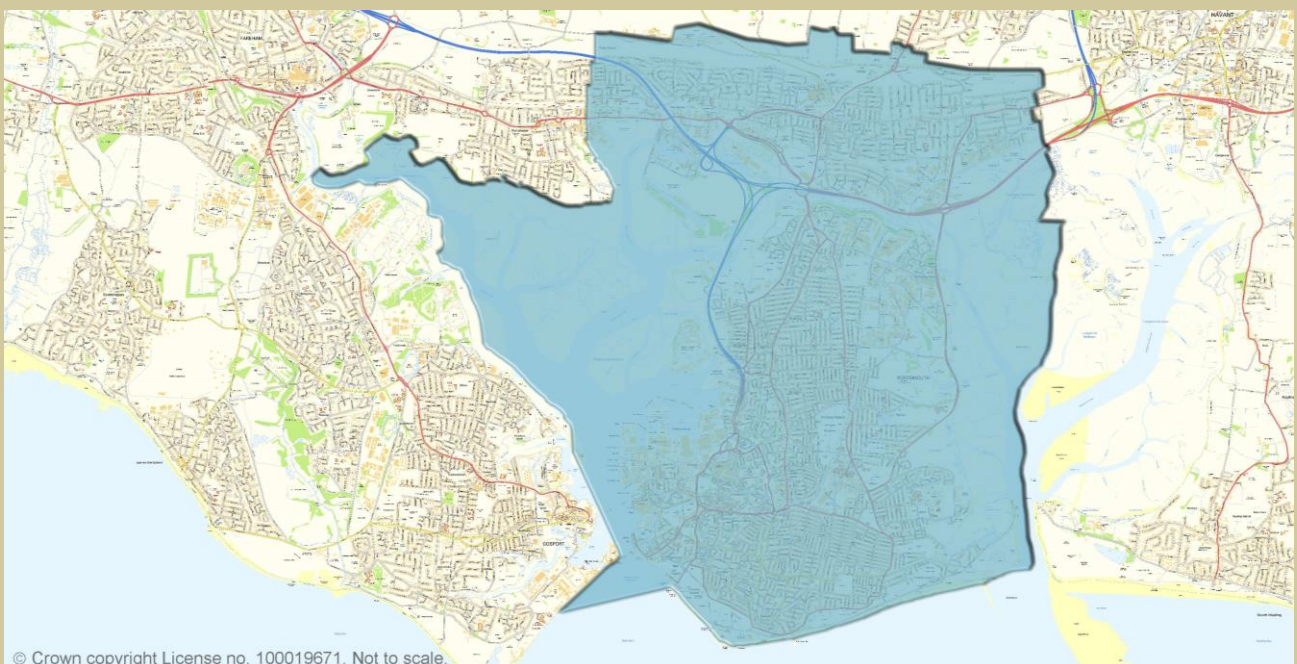
Chain of conformity

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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