

Title of meeting: CABINET

Date of meeting: 27th July 2017

Subject: LOCAL PLAN REVIEW PROCESS

Report by: Claire Upton-Brown

Wards affected: ALL

Key decision: Yes/No

Full Council decision: Yes/No

1. Purpose of report

- 1.1 The purpose of this report is to seek approval from the Cabinet Members to undertake public consultation on the Portsmouth Local Plan Issues and Options document under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. Recommendations

The Cabinet is recommended to:

- 1. Approve the Portsmouth Local Plan Issues and Options document for 8 weeks of public consultation and consequential amendments to the Council's published Local Development Scheme.**
- 2. To delegate authority to the Assistant Director of Culture and City development to modify and make editorial changes to the Local Plan Issues and Options document and supporting documents in consultation with the Leader as Cabinet Member for PRED (if required)**

3. Background

- 3.1 The Council is preparing a new Local Plan for Portsmouth. This document will set out a planning strategy to meet future development needs in the city for the period to 2034. The Plan will set out details on the level of development which will take place in the city and where it will be located. It will contain planning policies to guide decision making on planning applications.
- 3.2 The process for producing the new local plan is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. Its content and scope will be tested on its consistency with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) and the justification provided by the Plan's

evidence base. A public examination process will consider the soundness of the Local Plan and it must be found sound in order to be adopted by the Council.

- 3.3 The new local plan will replace the policies from existing planning policy documents and bring them together into a comprehensive document covering the whole of the Portsmouth administrative area. Neighbourhood Forums may develop Neighbourhood Plans for their areas. Where such plans are adopted, the policies within them will supersede those in the Local Plan. Only one neighbourhood plan is currently being produced and this is for the Milton area.
- 3.4 The process of reviewing the Local Plan is expected to take two years and will include various stages of public consultation. The timetable for the production of the Plan is set out in the Local Development Scheme. The Issues and Options document is the first stage in this review process.

Content of the Issues and Options Document

- 3.6 The Local Plan Issues and Options document sets out a vision for Portsmouth to 2034. The vision provides a long term framework for the future development of Portsmouth and seeks:-

` To make Portsmouth the premier waterfront city with an unrivalled maritime heritage - a great place to live work and visit. `

- 3.7 Portsmouth is a highly constrained city and has many issues to address. The key planning issues identified are perhaps not surprising and include the importance of the opportunities offered through regeneration to meet future housing, employment and shopping needs; the competition between uses for a scarce land supply; and a need to protect land for certain uses, for example, future employment and open space. There is also a need to reduce traffic congestion and subsequent air pollution.
- 3.9 Portsmouth must meet its future housing, employment and retail needs in a sustainable way and balance these against other supporting community needs, for example, schools and health. Other important aspects to consider are activities which contribute to the vibrancy of the city, its cultural interest and economic health, all essential to achieving a high quality of life. These include protecting the historic environment, developing the visitor economy, supporting healthy lifestyles, flood protection and the protection of internationally important wildlife sites.
- 3.10 Other issues in the city are evident - the increasing dominance of student accommodation, pressure for houses in multiple occupation and subsequent impacts on amenity for surrounding areas, the changing role of the city centre and increasing number of tall buildings meeting development needs. In the longer term, development must be resilient to future changes in climate.
- 3.10 To help in achieving the vision and tackle the identified issues, eight objectives have been identified:-

1. To provide a range of housing in locations where people want to live
2. To develop a successful and diverse economy with employment opportunities for all
3. To promote the viability and vitality of the city centre, Southsea town centre and other smaller centres in the city
4. To protect and enhance the historic character, arts and culture of Portsmouth
5. To provide supporting infrastructure for Portsmouth's residents, businesses and visitors
6. To support the health and wellbeing of residents by providing access to health care, protecting/enhancing open spaces, providing sports and leisure opportunities, tackling air pollution and providing for biodiversity
7. To make Portsmouth accessible with a range of sustainable and integrated travel options
8. To provide high quality design and an attractive, sustainable and safe city

Development Targets

Housing

- 3.11 The PUSH Spatial Strategy Position Statement identifies the need for an additional 45,000 homes in the South Hampshire housing market area by 2034. The proportion of this to be met in Portsmouth is 17,020. This compares to a currently identified capacity of 14,560 dwellings comprising of sites with planning permission, other identified sites, areas of opportunity for housing, and small windfall sites. Further work is being undertaken to seek to build upon this capacity in order to close the gap with the full housing need. The number of dwellings which can be achieved here will be tested through the Local Plan process.
- 3.12 Five strategic sites (those delivering 250+ homes) - Tipner East, Tipner West, Tipner Firing Range, Port Solent, St James Hospital/Langstone Campus are estimated could deliver in the region of 2,800 dwellings.
- 3.13 As well as strategic sites, a number of opportunity areas have been identified. These include Portsmouth city centre, land adjoining Cosham district centre, North End and Fratton district centres, Somerstown Area Action Plan area and the Seafront. In these areas, a number of development sites have already come forward. However, it is considered that over the period of the Local Plan, there is further potential for development, through regeneration, renewal and further changes of use.
- 3.14 The remainder of the housing needs will be met through a combination of existing planning permissions and on the sites identified in the Housing and Economic Land Availability Assessment (HELAA) which accompanies the Local Plan.
- 3.15 The public consultation will consider two potential housing targets:-
 1. 14,560 dwellings (from the PUSH Spatial Strategy Position Statement)

2. 17,020 dwellings to meet the full objectively assessed housing needs over the time period to 2034 (the Strategic Housing Market Assessment)

- 3.16 Technical assessments indicate that Option 1, (14,560 dwellings) can potentially be met. However, the Local Plan has to test reasonable options so that the impacts of meeting different levels of development can be compared. It is considered that achieving a higher level of housing represents a reasonable option to test but represents a challenge how these additional numbers can be achieved. The accompanying interim Sustainability Appraisal sets out how each of these options perform against the sustainability objectives.

Employment

- 3.17 The PUSH Spatial Strategy Position Statement identifies the need for an additional 120,000sqm employment floorspace by 2034. Most of this is for office floorspace (92,000sqm). This need is expected to be met through the redevelopment and renewal of existing employment floorspace in the existing employment areas in the city, plus new floorspace in the strategic employment locations at Lakeside, Horsea Island and Tipner and within Portsmouth city centre. Given the importance of maintaining economic vitality and limited expansion opportunities it is not considered that there are many options for meeting the identified need and thus little flexibility in the approach adopted. However, given the high level of housing need, there may be limited areas currently allocated for employment use which may be better suited for residential development. Therefore, the only alternative option which has been identified, is to test providing a slightly lower level of employment floorspace (100,000sqm).

Retail

- 3.18 The PUSH Spatial Strategy Position Statement identifies Portsmouth as a Regional city centre, a location where the development of new retail, offices, leisure and residential will be focussed. The Retail Study, 2015 identified that in the future, town and city centres need to look beyond the retail sector to support future growth and that redevelopment for mixed uses were most likely to succeed. The study did not identify a need for further food shopping floorspace but for up to 77,000sqm for other forms of shopping. The Retail Study identified that this requirement should be met within the city centre.

Public Consultation Process

- 3.19 Portsmouth City Council are required to undertake public consultation for a 6 week period. However, given the consultation period includes the summer holiday period this has been extended to 8 weeks. The consultation will therefore take place from 3rd August until 28th September. This period is slightly different to that set out in the Council's Local Development Scheme. Therefore permission is sought to amend the adopted Local Development Scheme to show the consultation starts in August 2017, and not July 2017. The Issues and Options document and supporting documents will be made available at libraries and community centres throughout

the city as well as the Portsmouth City Council offices and will be available online. Staffed exhibitions will be held at the following locations:-

- Cosham
- Milton
- Southsea
- North End
- John Pounds Centre (Portsea)

3.20 This will be supplemented by two workshops, one for the business community and one for community groups and there will be consultation with the Citizens Panel. Communication will take place through social media using Facebook and Twitter to ensure all sections of the community are made aware of the consultation on future plans for the city.

Other Consultation Documents

3.21 Alongside publication of the Issues and Options document a number of supporting documents will be published. These include the Interim Sustainability Appraisal (showing the impacts on sustainability of the different options tested); the Habitat Regulation Assessment Screening report (considers the impacts of the different options on important habitats close to Portsmouth); and the Sustainability Appraisal Scoping report (identifying the scope of sustainable development to inform the sustainability appraisal). Comments can also be made on these documents and will be taken into account in preparing the preferred development options and the draft Portsmouth Local Plan in the next stage of the process. Other documents forming part of the evidence base will be published on the website alongside the consultation documents for information.

4. Reasons for Recommendations

4.1 The city council is required to publish a consultation document to commence preparation of a Portsmouth Local Plan under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

5. Equality Impact Assessment

5.1 A preliminary Equality Impact Assessment is recommended at this stage, with a full EIA to be completed once the consultation has finished and all results have been collected and analysed. There is some concern that the period of time the consultation will run seems short for this important subject matter.

6. Legal Implications

- 6.1 [Section 19 of the Planning and Compulsory Purchase Act 2004](#) sets out specific matters to which the local planning authority must have regard when preparing a Local Plan. The report deals with all material legal requirements.
- 6.2 In preparing and conducting the consultation, special regard should be had to the needs of those with protected characteristics under the Equalities Act 2010 when formulating its approach to consultation.

7. Director of Finance's comments

- 7.1 All costs arising from the consultation will be met from within existing 2017/18 Planning Service cash limits.

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Signed by (Director)

Appendices:

- Appendix 1 Preliminary Equality Impact Assessment
 Appendix 2 Issues and Options document for consultation
 Appendix 3 Interim Sustainability Appraisal of the Portsmouth issues and Options document
 Appendix 4 Screening Habitats Regulation Assessment of the Portsmouth Issues and options document
 Appendix 5 Sustainability Appraisal Scoping Report

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Town and Country Planning (Local Planning) (England) Regulations 2012	www.legislation.gov.uk/ukxi/2012/767/contents/made