

# Portsmouth Local Development Scheme

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

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Policies

Effective from July 2018

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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 July 2018.

## **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
- 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:	<a href="http://www.portsmouth.gov.uk/living/planning">http://www.portsmouth.gov.uk/living/planning</a>
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:	<a href="https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-portsmouth-plan-adopted-2012.aspx">https://www.portsmouth.gov.uk/ext/development-and-planning/planning/the-portsmouth-plan-adopted-2012.aspx</a>
Description:	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.

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

[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 SPDs 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:	June 2017
Website:	<a href="https://www.portsmouth.gov.uk/ext/documents-external/pln-sci-2017-final.pdf">https://www.portsmouth.gov.uk/ext/documents-external/pln-sci-2017-final.pdf</a>
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.

Title:	The policies map
Adoption date:	January 2012 (latest revisions)
Website:	<a href="http://www.portsmouth.gov.uk/living/16299.html">http://www.portsmouth.gov.uk/living/16299.html</a>
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.

## **Supplementary planning documents**

- 2.3 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.

- 2.4 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**

- 2.5 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 2017 and published as part of the Issues and Options consultation.

### **Minerals and Waste Plan**

- 2.6 The City Council, together with its other partners is currently reviewing the Hampshire Minerals & Waste Plan to determine the need for an update and if so, to what extent one is required. No timetable is currently available for a further review of the Waste and Minerals Plan but please see <http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home.htm> for further updates.

### 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:

<b>Preparation</b>	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.
<b>Publication</b>	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.
<b>Submission</b>	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.
<b>Hearings</b>	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.
<b>Inspectors report</b>	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.
<b>Adoption</b>	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

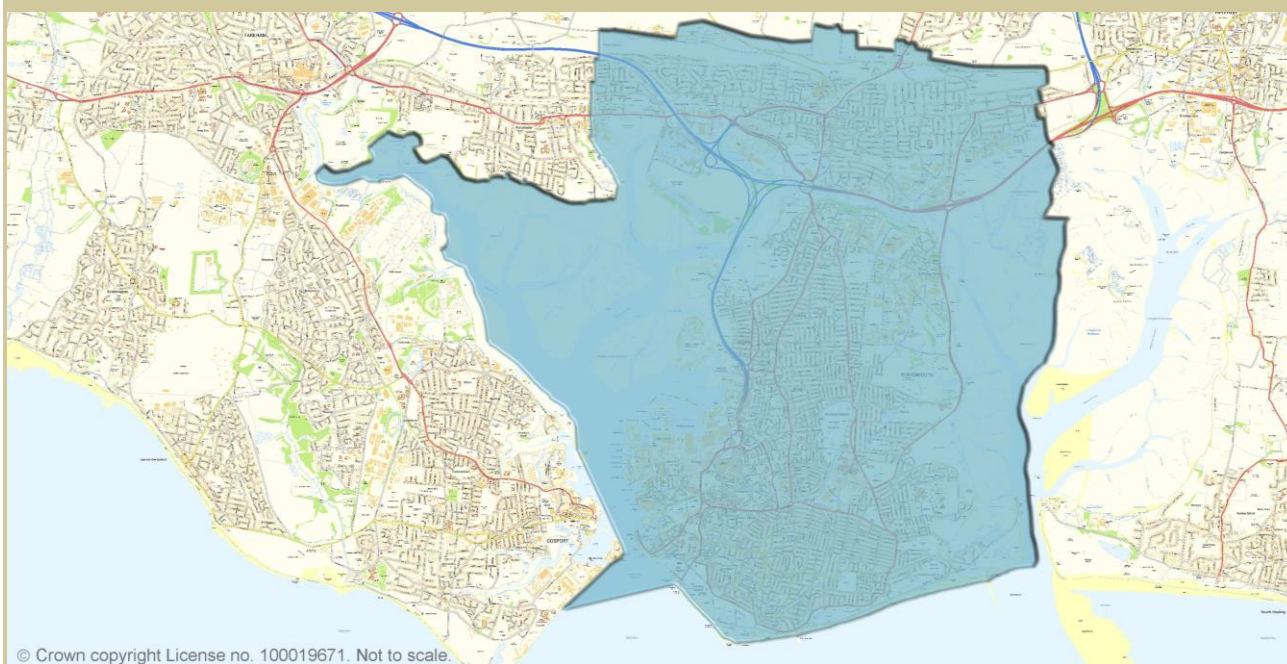
### Chain of conformity

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	Issues and Options consultation July 2017
Preparation	Draft Plan consultation November 2018
Publication	Proposed Submission Plan consultation July 2019
Submission	December 2019
Hearings	March 2020
Inspectors report	May 2020
Adoption	September 2020

### Geographical coverage



#### 4. Monitoring and review

- 4.1 The Authority 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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