Local Plan Timetable for the Future Portsmouth Plan

Portsmouth CITY COUNCIL

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1 Introduction

1.1 In March 2026 the Government implemented new regulations for preparing local plans via the Town and Country Planning (Local Planning) (England) Regulations 2026. These, together with the Planning and Compulsory Purchase Act 2004 (as amended by the Levelling Up and Regeneration Act (LURA) 2023) require local planning authorities to prepare local plans under a new planning system. This document sets out the Council's timetable for preparing its new local plan, which will be called the Future Portsmouth Plan (FPP). It also sets out further information which is required to be included in local plan timetable documents as set out by the relevant legislation.

1.2 The Council is currently progressing an old-style local plan, or "legacy plan" through examination called the Portsmouth Local Plan. This will still continue to progress under the old system, and, when adopted, will remain in place until any new local plan under the new system is adopted.

1.3 This local plan timetable document was first published on 14 July 2026. It will be reviewed and updated as necessary at least monthly, and when any plan preparation stage has been completed to show progress.

2 Information the Local Plan Timetable must include

2.1 The Planning and Compulsory Purchase Act 2004 section 15B (as amended by the LURA 2023) sets out that the local plan timetable must specify:

- The matters which the authority's local plan for their area is to deal with;
- The geographical area which the authority's local plan is to relate;
- Any supplementary plans which the authority are to prepare;
- The subject matter and geographical area, site or sites to which each of those supplementary plans is to relate;
- How the authority propose to comply with the requirement in legislation relating to design codes;
- Whether the authority's local plan for their area is to be a joint local plan and, if so, each other local planning authority for whose area the joint local plan is to be their local plan;
- Whether the authority are to prepare a joint supplementary plan and, if so, each other local planning authority who are to prepare that joint supplementary plan with them;
- Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee;
- A timetable for the preparation of the authority's local plan for their area, and any supplementary plans the authority are to make; and
- A timetable for the preparation of any joint local plans or supplementary plans.

2.2 To bring the local plan timetable into effect, the local planning authority must publish it, together with a statement that the timetable is to have effect. Once the local plan timetable has effect, the local planning authority must comply with it.

2.3 The Town and Country Planning (Local Planning) (England) Regulations 2026, sets out under Regulation 4, what the form and content of a local plan timetable must be. It stipulates that the local plan timetable must include:

- The date on which the local planning authority will make their notice of intention to commence local plan preparation available;
- The date on which the local planning authority will make a notice of scoping consultation available;
- The date on or before which the representations will have to be received by the local planning authority on the scoping consultation;
- The date on which the local planning authority will make their self-assessment summary (known as "Gateway 1") available;
- The date on which the local planning authority will make a notice of plan content and evidence consultation available;

- The date on or before which representations will have to be received by the local planning authority on the plan content and evidence consultation;
- The date on which observations and advice will be sought (known as "Gateway 2");
- The date on which the local authority will make a notice of proposed local plan consultation available;
- The date on or before which representations will have to be received by the local planning authority on the proposed local plan consultation;
- The date on which observations and advice will be sought (known as "Gateway 3" - prescribed requirements assessment);
- The date on which the local planning authority will submit their proposed local plan to the Secretary of State for independent examination;
- The date on which the local planning authority will consider adopting the proposed local plan.

2.4 Where a local planning authority intend to prepare a supplementary plan, Regulation 4 stipulates that the local plan timetable should include:

- The date on which the authority will make their notice of intention to commence supplementary plan preparation available;
- The date on which the authority will make a notice of proposed supplementary plan consultation available;
- The date on or before which representations will have to be received by the local planning authority on the proposed supplementary plan;
- The date on which the authority will submit the supplementary plan that they propose to adopt for independent examination; and
- The date on which the authority will consider adopting the supplementary plan.

3 Matters the Future Portsmouth Plan is to deal with

3.1 The matters the Future Portsmouth Plan will deal with are set out below:

- The allocation of sites for different land uses;
- Housing needs, including for different types of housing such as affordable housing, student housing, and pitches and plots for gypsies, travellers and travelling showpeople;
- Economic and employment needs, including for different types of employment spaces such as offices, industrial space, warehouses and data centres;
- Retail, town centre and leisure needs;
- Infrastructure and community facilities, such as for transport, parking, utilities, parks and green spaces, education, health care, libraries, community centres and sports facilities;
- The natural environment, including consideration of internationally, nationally and locally designated sites, trees, and biodiversity;
- The historic environment, including nationally and locally listed heritage assets and conservation areas;
- Climate change adaptation and mitigation, including in relation to flooding, sustainable drainage, and air quality;
- The design of new development.

3.2 The LURA 2023 has added a requirement to the Planning and Compulsory Purchase Act 2004 in relation to design codes. This requires local planning authorities to ensure that, for every part of their area, the development plan includes requirements with respect to design that relate to development, which the authority consider should be met for planning permission for the new development to be granted. The Government also recently consulted on new draft Design and Placemaking Planning Practice Guidance which consolidates four existing guidance documents. The draft guidance refers to proposals to produce model design codes which local planning authorities can apply or adapt to their local context.

3.3 Once the final Design and Placemaking Planning Practice Guidance is published, along with the new National Planning Policy Framework, the Council will make a decision on how it will meet its obligation to include design requirements in the development plan. This will be confirmed in future iterations of this local plan timetable document.

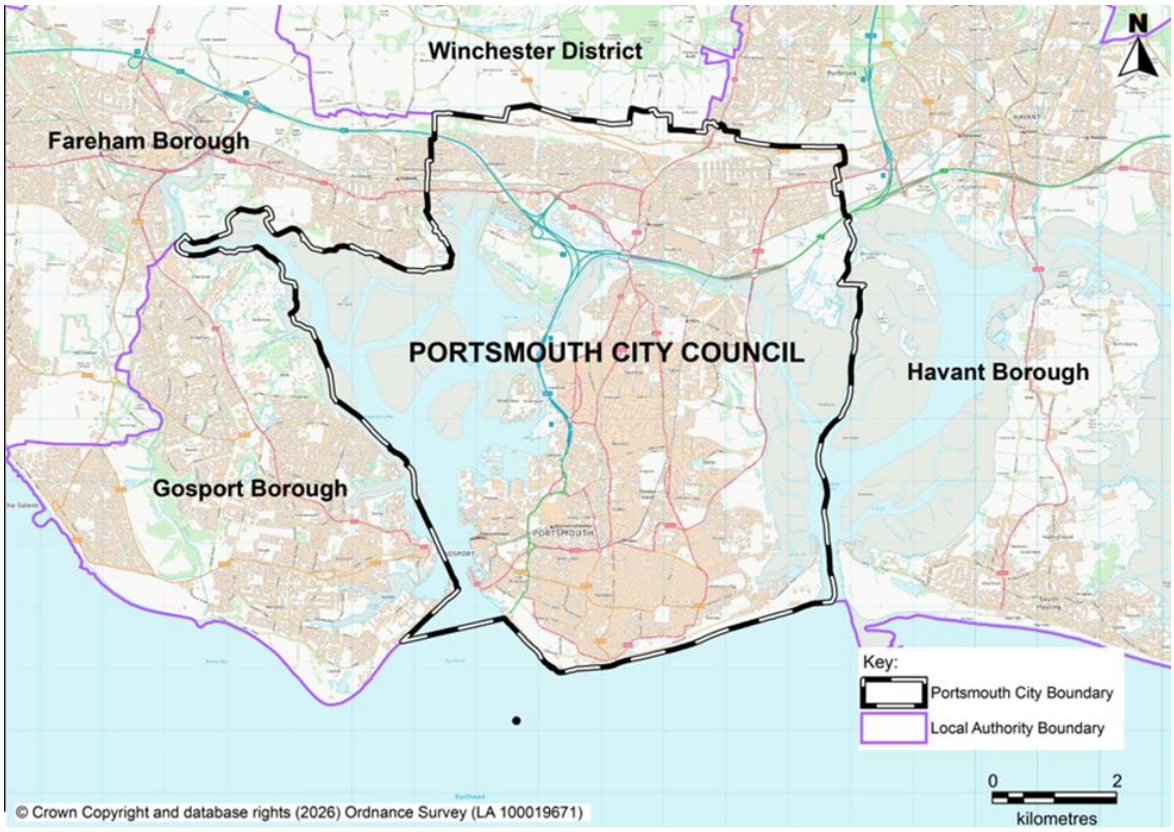
3.4 Portsmouth City Council (PCC) is a minerals and waste planning authority. However, PCC does not intend to cover minerals and waste issues within the Future Portsmouth Plan. Minerals and waste planning issues will continue to be dealt with jointly with the other Hampshire authorities of Hampshire County

Council, Southampton City Council, the New Forest National Park Authority and the South Downs National Park Authority. Details of minerals and waste planning issues, including any timetable for such activities will be published separately to the Future Portsmouth Plan.

4 Geographical Area for the Future Portsmouth Plan

4.1 The Future Portsmouth Plan will cover the administrative area of Portsmouth City. The boundary and the geographical area it will cover is shown on the map below at Figure 1.

Figure 1: Map of Portsmouth - the geographical area for the Future Portsmouth Plan



5 Supplementary Plans and Joint Local Plans/Joint Supplementary Plans

5.1 At present PCC has no intention of preparing any supplementary plans. Likewise, PCC has no intention of preparing a joint local plan, or any joint supplementary plans. PCC also has no intention of constituting any new joint committees.

5.2 Should the position on supplementary plans, or joint local plans/ joint supplementary plans or the approach to joint committees change in the future, this section of the local plan timetable will be updated accordingly, and an appropriate timetable will be inserted into section 7.

6 Local Plan Timetable

6.1 The timetable for Portsmouth's new local plan, to be entitled the Future Portsmouth Plan, is set out below at Table 1. It shows the dates for each key stage of the new plan-making system and the preparation of the local plan within 30 months (from Gateway 1), as required by the new legislation.

Table 1 Future Portsmouth Plan Timetable

Local Plan Stage	Target Date	Date Completed
Notice of intention to commence local plan preparation	July 2026	Completed 14 July 2026
Scoping consultation	Notice published: 29 September 2026 Representations received by: 2 November 2026	Completed 2 November 2026
Gateway 1 Self-assessment summary published	17 December 2026	
Local plan content and evidence consultation	Notice published: May 2027 Representations to be received by: June 2027	
Gateway 2 observations & advice sought	December 2027	
Proposed local plan consultation	Notice published: March 2028 Representations to be received by: April 2028	
Gateway 3 observations & advice sought	July 2028	
Submission of local plan to Secretary of State	August 2028	
Adoption of local plan	April 2029	

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7 Timetable for Supplementary Plans and Joint Local Plans/Joint Supplementary Plans

7.1 As noted in section 5, PCC currently has no plans to prepare supplementary plans, or any joint local plans or joint supplementary plans, nor does it plan to constitute any joint committees. If this position changes, the timetable for preparation of any of those documents will be inserted in this section in the future.

8 Further Information

8.1 All information on the Future Portsmouth Plan and any other associated documents can be found on the following web page:

Future Portsmouth Plan to 2045

https://www.portsmouth.gov.uk/services/development-and-planning/planning-policy/emerging-development-plan/future-portsmouth-plan-to-2045

8.2 If you have any questions or would like any further information regarding the Future Portsmouth Plan or anything associated with it, please contact PCC's planning policy team at the following email address: planningpolicy@portsmouthcc.gov.uk

8.3 Written correspondence can be sent to the following address:

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

8.4 Key documents and consultation documents will be available to view at the Council's Civic offices, and at the following libraries in Portsmouth: Central Library, Cosham Library, Carnegie (Fratton) Library, and Southsea Library.